



The Coal
Authority



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RTPI
Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Ms Louise Bearcroft – Case Officer
Kirklees Council

[By Email: DC.Admin@kirklees.gov.uk]

26 July 2019

Dear Ms Bearcroft

PLANNING APPLICATION: 2019/92261

Erection of 8 bedroom care home (C2) at Site of Former Woolpack Inn, 167 Heckmondwike Road, Dewsbury Moor, Dewsbury, Kirklees, WF13 3NS

Thank you for your consultation letter of 18 July 2019 seeking the views of the Coal Authority on the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority Response: Further information required

The application site falls within the defined Development High Risk Area; therefore within the site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. The Coal Authority's information indicates that historic unrecorded underground coal mining is likely to have taken place beneath the site at shallow depth.

The planning application is accompanied by a Phase I Desk Study Report January (January 2017, prepared by RB Geotechnical). This report identifies that possible shallow coal mine workings may exist beneath the site and have the potential to affect new development proposals. It goes on to recommend that intrusive site investigations are undertaken in order to investigate the shallow coal mining situation further.

We note that the application is also accompanied by a subsequent Phase II Interpretative Report (May 2017, also prepared by RB Geotechnical). Unfortunately, none of the

appendices associated with the report, which includes the borehole positions and logs, has been uploaded onto the LPA website.

As such, in order for the Coal Authority to provide you with a full response regarding the proposed development, we would be grateful if you would provide us with the missing appendices associated with the Phase II report.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

James Smith

James Smith *BSc. (Hons), Dip.URP, MRTPI*
Planning Liaison Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.