



The Coal
Authority



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For the Attention of: Mr A Monaghan – Case Officer
Kirklees Council

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

9 March 2020

Dear Mr Monaghan

PLANNING APPLICATION: 2020/44/90467/E

Discharge condition 3 (Remediation works) on previous permission 2019/70/90648/E for variation condition 2 (plans) on previous permission 2017/62/90677/E for demolition of existing dwelling and outbuilding and erection of new detached dwelling with attached garage; Red House, Bristfield Road, Bristfield, Dewsbury, Kirklees, WF12 0NX

Thank you for your notification of 17 February 2020 seeking the views of The Coal Authority on the above.

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.

We previously commented on Condition 3 in a letter to the LPA dated 18 October 2018. The discharge of condition report is now supported by a Factual Report on the Remediation of Coal Workings, dated November 2019 and prepared by RGS Ltd.

The report submitted states that as a consequence of coal workings being present at shallow depth below the site and as an alternative to grouting, given the relatively limited depth of the workings, it was proposed to remediate the site by excavating the workings and filling the resulting excavation with local quarried materials. The report notes that throughout this process RGS provided advice and supervision to the work.

The report authors state that the results of the in-situ testing have concluded that the in-filling of the excavation up to the formation level of the dwelling has taken place in accordance with the recommendations provided by RGS. The report authors conclude

that appropriate fill has been placed within the excavation on competent rock below the level of any shallow workings and on this basis the risk of instability within the construction from shallow mine workings will have been mitigated.

On the basis of the information submitted, and the professional opinion of the report authors set out therein, there would be no objection to the discharge of Condition 3.

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

Yours sincerely

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI
Development Team Leader (Planning)

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.