



The Coal
Authority



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For the Attention of: Mr N Bearcroft – Case Officer
Kirklees Council

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

3 July 2020

Dear Mr Bearcroft

PLANNING APPLICATION: 2020/62/91591/W

Erection of extensions, demolition and refurbishment of existing vacant care home and coach house to create care facility (class C2), external and internal alterations and erection of activities cabin (Class C2) (within a Conservation Area; Green View House, 34 Greenhead Road, Huddersfield, HD1 4EZ

Thank you for your notification of 16 June 2020 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: Material Consideration

I have reviewed the proposals and confirm that the application site falls within the defined Development High Risk Area; therefore within the application 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.

Our records indicate that the site is in an area of likely historic unrecorded coal mine workings at shallow depth.

The planning application is supported by a Coal Mining Risk Assessment, dated April 2020 and prepared by Patrick Parsons. This report has been informed by a range of sources of information.

It is noted that the works proposed include; small scale extension works, replacement of the existing external staircase and provision of an independent external timber activities cabin. The nature of the works proposed are considered in the Coal Mining Risk Assessment, although the detailed designs do not appear to have been reviewed when it was prepared.

The report authors identify that there may be a potential risk from unrecorded coal workings beneath the site but consider that a drill and grout exercise would be disproportionate to the nature and scale of the proposed re-development of the site. The report authors state that in their professional opinions a suitably designed foundation solutions, involving reinforcement, ring beams or a raft would afford adequate mitigation in this case.

As part of the enabling works on site the report authors recommend that all exposed subsoils should be checked for disturbed or potentially unstable ground, indicative of unrecorded mine entries. They also recommend that any risks posed by mine gas should be mitigated by robust gas protection measures.

On the basis of the information submitted, and the professional opinions of the report authors set out therein, we have **no objection** to the application subject to the recommendations within the report being implemented on site.

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.