



The Coal
Authority



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For the Attention of: Ms R Drake - Case Officer
Kirklees Council

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

[Copy Email: RebeccaL.Drake@kirklees.gov.uk]

17 March 2021

Dear Ms Drake

PLANNING APPLICATION: 2020/62/93404/E

Erection of extensions and alterations to existing stable block to create dwelling forming annex accommodation associated with The Spread, 225, Drub Lane, Drub, Gomersal, Cleckheaton, BD19 4BZ; The Spread, 225 Drub Lane, Drub, Cleckheaton, Kirklees, BD19 4BZ: Re-consultation

Thank you for your notification of 12 March 2021 seeking the views of the Coal Authority on amendments made to the above planning application.

The Coal Authority Response: Material Consideration

The Coal Authority have been made aware that due to other planning considerations, the footprint of the extension has been reduced significantly and the applicant now questions if the ground work conditions remain necessary.

As identified within our previous letter to the LPA dated 20 November 2020, the Coal Mining Risk Assessment submitted by the applicant in support of this planning application formed part of the supporting documentation for a previous planning application on this site: 2018/62/90333/E - *Erection of detached dwelling with integral garage*. However, we considered that as the report author identified that there is the potential for unrecorded mine workings beneath the site and recommended that an

intrusive investigation be carried out across the site to assess this possibility, we raised no objections subject to the LPA imposing a planning condition to secure the undertaking of intrusive ground investigations.

Therefore, if the applicant is questioning if ground investigations are considered necessary in the relation of this current proposal, this will be a matter for their technical consultants to provide their professional opinion on.

In light of the above, the Coal Authority's previous comments dated 20 November 2020 remain valid and relevant to the decision making process, however we welcome the opportunity to review and comment on further information submitted by the applicant relating to former coal mining activity at this site.

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

Yours sincerely

Deb Roberts *M.Sc. MRTPI*
Planning & Development 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.