

Jade3 Architecture Ltd

Job reference: 2022 enquiry 68

Address: **wrapped around dormer on attic floor with refurbishment of basement to create teenage annex at No39, Stile Common Road, Huddersfield**

Date: 5-1-2023

Extra notes: **Basic coal mining risk assessment report**



Front aerial view

Introduction

Jade3 has been asked by client Ms Jaspreet Aujla to advise on a household planning application for an erection of a **wrapped around dormer on attic floor with refurbishment of basement to create teenage annex**.

Jade3 Architecture Ltd

This is a basic coal mining risk assessment report following the coal consultee response stating that*the site falls within the defined Development High Risk Area and that a Coal Mining Risk Assessment, or equivalent report, is required to be submitted to support this application.*

*Protecting the public and the environment in mining areas 2 The Coal Authority records indicate that the application site lies in an area of both recorded and probable historic unrecorded shallow coal mining. This could affect public safety and surface stability for the proposed development. In accordance with the agreed risk-based approach to development management in the defined Development High Risk Areas, the applicant should be informed that they need to submit a Coal Mining Risk Assessment Report, or equivalent report, to support this planning application. As no relevant information has been submitted at this time the Coal Authority **objects** to this planning application..*

This basic coal mining risk assessment report is for the above site which is required to support the planning application to assess the likelihood of whether shallow mine workings affecting the above refurbishment. It is also to assess the requirement how to undertake the intrusive borehole investigation works (if needed).

The following information has been used to prepare this basic statement as follows

- Extracts from the interactive Coal Authority Map

The property is in an area where the Coal Authority believe there is a coal at or close to the surface. This coal area may have been worked at some time in the past. The surface coal mining to the site is located close to the site.

Basically this coal mining risk assessment report provides additional information to support the current application. It is an existing semi-detached chalet bungalow property with large rear garden plot. Our client also owns the adjacent chalet bungalow as well. This part of the chalet bungalow property has been vacant for a while and the internal layout does not maximise the accommodation required for their expanding families. To the immediate right of the property is the other semi-detached chalet bungalow with a large part wrapped around dormer which our client own. There is a new student housing block being built at present directly opposite front of the application site property and is within the coal mining area. Therefore it will not cause any issue for our client site since it is already an existing property and only proposal is to part dig the basement down by circa 700mm deep.



Rear aerial view

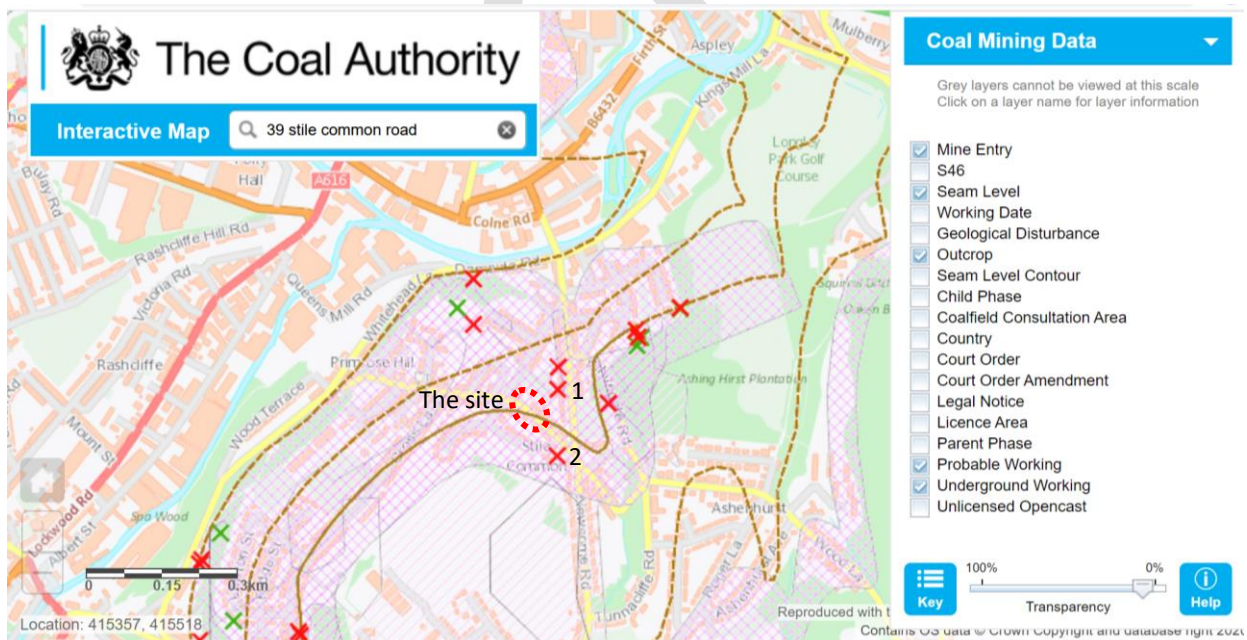
The application site comprises an existing semi-detached chalet bungalow property which is a small size with 2 bedrooms with a part basement set in a large rear raised garden within a spacious plot. Since it is already an existing property, the foundations and structure are already in position. The brief is to create separate accommodation within the basement for their children separately to provide privacy but also being near their parents. The basement does not have adequate headroom and the intention is to dig circa 700mm deeper to create adequate internal headroom. The existing raised garden at the rear also requires digging out so that it will provide a level access and also onto the patio for the new basement level teenage annex.

Since the basement floor is already in position, by digging it further down circa 700mm will not cause any ground issue. Basically as can be seen opposite this application site had a new build student housing block at no48 Stile Common Road. Basically they have a coal mining report that suggested that the potential risks of instability at the site from the working of shallow coal further investigation would be require to determine the presence of any such coal workings and is to undertake rotary openhole boreholes to mitigate against the potential for drilling through intact columns associated with pillar and stall workings.

It also suggest to investigate the ground to 30m below ground level; any workings below this depth are unlikely to result in significant instability.

Therefore based on similar and recent coal reports just directly opposite this application site, then it can be confirmed that the risk of instability is due to shallow workings, therefore, drilling to these depths may not be necessary and the objective should be to ensure that the shallow seams are un-worked or have sufficient competent cover. **Coal mining outcrops** shown in solid brown line illustrates a location where a workable coal seam is present at or close to the surface and is closed to the site. This coal outcrop layer identifies where an underground coal seam reaches rockhead, indicating coal that may have been worked at some time in the past but the exact position is not known and the maps is only diagrammatic only.

There are 2 mine entries closes to the site, ie shown 1 and 2 on the map below that is nearby to the application site but they can be considered relatively far away and do not impact on the site. The underground workings are relatively far away from the application site so the impact is less likely. The dotted red lines indicate the location of the site.



Excerpts of Coal mining interactive map



Recommended actions

We can confirm your boundary is:

- located on the coalfield
- not within the Cheshire Brine Compensation District

CONCLUSION

To conclude, coal mining activities are beneath near the site that they may have worked on historically in the past. However, the property is **NOT** in an area where there is an existing licence to remove coal using underground methods or are currently determining whether to grant any such licence. Therefore the property is not likely to be affected at the surface by any planned future coal workings which means that the refurbishment site is acceptable.

However, reserves of coal exist in the local area which could be worked at some time in the near future. There has been no subsidence claims on the site or recorded surface hazard call-outs or remedial works undertaken on behalf of the Coal Authority. There is no record of mine gas emissions within the site boundary. As a result, the site can be considered acceptable for refurbishment and the minor part

Jade3 Architecture Ltd

digging down circa 700mm deep to gain additional headroom for the basement. The new floor slab is to have reinforcement mesh across acting as a raft construction and therefore should not cause any issue.

Recommendations

It is recommended that an intrusive ground investigation including rotary Boreholes to a minimum depth of between 20m to 30m is undertaken to determine whether the extent of possible shallow coal mining workings on the site is present.

As the coal is shown to outcrop across close to the site, a borehole or trial pit investigation may prove the coal seam at shallow depth. If this is the case, then the coal seam may have an affect on the proposed new floor slab of the proposed digging.

The findings of the ground investigations should be used to prepare an interpretative report specifying any remediation strategies and construction design features required for the construction of the proposed floor slab of the refurbishment. If that is the case, then it is likely that this annex will not be practical or viable and would not be needed.

Our client will be willing to accept a planning conditions stating that 'before development commence' an intrusive Phase 2 soil investigation will be carried out. As the intrusive investigation works will intersect, disturb or enter coal seams, coal mine works or mine entries, written permission and a permit should be sought from the Coal Authority prior to any investigative works taking place.

We trust that the above additional information assist to clarify the current position and seek your positive support and should you require any clarifications or additional information, then please allow either our client or ourselves to provide them to you.

Yours faithfully



Michael Chow BA Arch, Dip Arch, ARB
Managing and Concept Director
Chartered Architect and Urban Masterplanner
for and on behalf of Jade3 Architecture Limited