

Ref: 2023/ 92883

**SITE SPECIFIC COAL MINING RISK ASSESSMENT FOR: -
THE KAYE ARMS PH, WAKEFIELD ROAD, GRANGE MOOR, HUDDERSFIELD WF4 4BG**

PROPOSED REPLACEMENT PITCHED ROOF TIMBER FRAMED ENTRANCE PORCH TO FRONT ELEVATION.

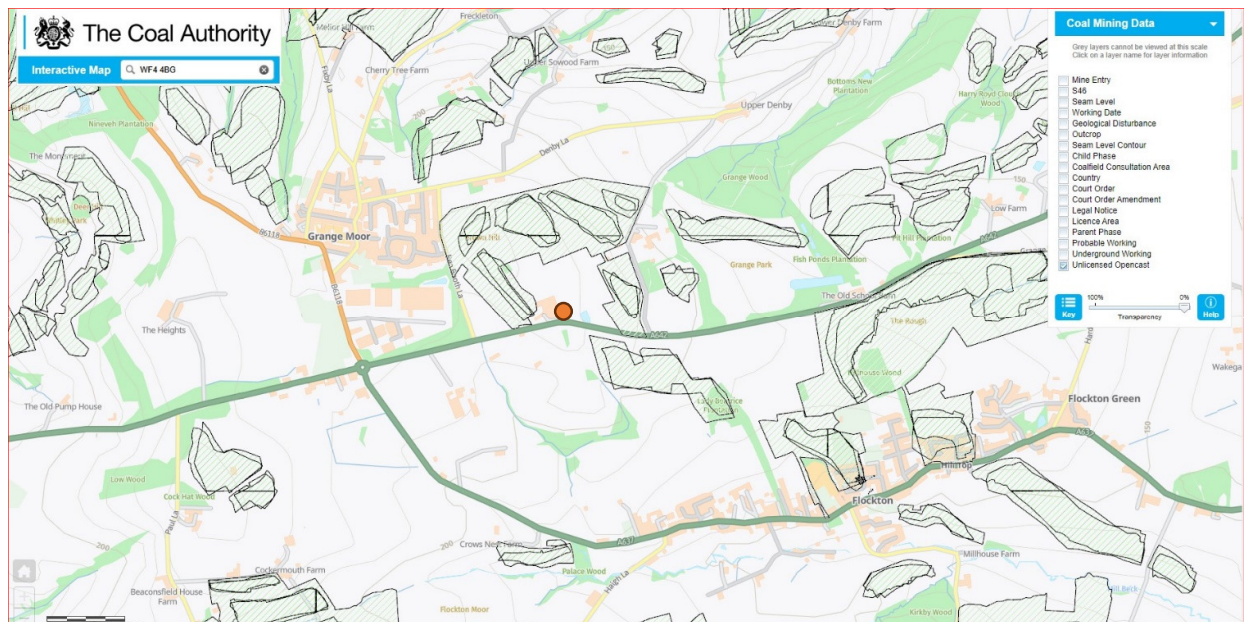
1. Introduction

This report has been prepared with reference to

- www.gov.uk Planning Applications and Coal Mining Risk Assessments Guidance
- www.gov.uk Coal Authority Interactive Map Viewer

Site Location

The Kaye Arms, Wakefield Road, Grange Moor, Huddersfield WF4 4BG
422956(E) 415690 (N)



2. Proposed Development

This Statement should be read in conjunction with ADP Ltd., drawing no's 1259-01 to 1259-04 (incl.), Appendix A – Photographs and Appendix B – Design Details.

The proposals are ancillary to the existing public house use and constitute a 'minor development', comprising the installation of a replacement single storey pitched roof, timber framed entrance porch.

The proposed replacement entrance porch is to be located on the plan footprint of existing entrance porch.

The replacement porch is of lightweight timber frame construction and no additional imposed loads will result from the proposals.

Minimal excavation work will be required to accommodate a shallow ground bearing floor slab, (150mm max. depth approx.).

The proposals do not increase the external dimensions/ floor area of the host building.

3. Conclusion

With reference to the 'Planning Applications and Coal Mining Risk Assessments Guidance' a CMRA is not required in this instance and there is no need for the LPA to consult with the Coal Authority Planning and Development team.

The proposal is exempt by the nature of development, under Part B, in that the building and extent of groundworks are minimal.

Furthermore, no new floor space will be created because of the development.