

# Coal Authority Risk Assessment

For a site at

Trinity Street, Huddersfield

Undertaken for  
Stainforth Construction

|                          |                                                                              |
|--------------------------|------------------------------------------------------------------------------|
| <b>Report Title:</b>     | <b>Trinity Street, Huddersfield</b><br><b>Coal Authority Risk Assessment</b> |
| <b>Report Reference:</b> | <b>7913G-WML-00-XX-RP-G-0003B</b>                                            |
| <b>Client:</b>           | <b>Stainforth Construction</b>                                               |
| <b>Issue Date:</b>       | <b>31<sup>st</sup> May 2023</b>                                              |
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## Revision Status / History

| Rev | Date       | Issue / Purpose/ Comment                                          | Prepared | Checked | Authorised |
|-----|------------|-------------------------------------------------------------------|----------|---------|------------|
| -   | 31/05/2023 | Issue                                                             | TPB      | SCS     | SCS        |
| A   | 07/07/2023 | Updated following receipt of potential mineshaft treatment report | TJS      | -       | SCS        |
| B   | 13/10/2023 | Updated to confirm mine shaft treatment                           | TJS      | -       | SCS        |

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## CONTENTS

|            |                                                                 |           |
|------------|-----------------------------------------------------------------|-----------|
| <b>1.0</b> | <b>INTRODUCTION .....</b>                                       | <b>1</b>  |
|            | Appointment .....                                               | 1         |
|            | Proposed Development.....                                       | 1         |
|            | Site Location .....                                             | 1         |
|            | Site Description .....                                          | 1         |
|            | Scope of Coal Mining Risk Assessment .....                      | 2         |
| <b>2.0</b> | <b>SOURCES OF INFORMATION.....</b>                              | <b>3</b>  |
|            | Summary of Information.....                                     | 3         |
|            | Summary .....                                                   | 6         |
| <b>3.0</b> | <b>IDENTIFICATION AND ASSESSMENT OF COAL MINING RISKS .....</b> | <b>7</b>  |
|            | Introduction .....                                              | 7         |
|            | Potential Coal Mining Legacy Issues.....                        | 7         |
| <b>4.0</b> | <b>RISK ASSESSMENT MITIGATION AND STRATEGY .....</b>            | <b>8</b>  |
|            | Identified Risks.....                                           | 8         |
|            | Risk Definitions.....                                           | 9         |
|            | Mitigation Strategy Proposed.....                               | 9         |
| <b>5.0</b> | <b>CONCLUSIONS .....</b>                                        | <b>11</b> |
|            | Summary of Risks .....                                          | 11        |
|            | Summary of Remedial Measures.....                               | 11        |
|            | Compliance with NPPF Guidance.....                              | 11        |

## APPENDICES

|               |                                       |
|---------------|---------------------------------------|
| Appendix 01 - | Drawings                              |
| Appendix 02 - | Coal Authority Report                 |
| Appendix 03 - | Groundsure Historical Plans           |
| Appendix 04-  | Exploratory Hole Records              |
| Appendix 05-  | Mineshaft Treatment Completion Report |
| Appendix 06-  | Mineshaft Cap Design                  |

## **1.0 INTRODUCTION**

### **Appointment**

- 1.1 WML Consulting was commissioned by Stainforth Construction to undertake a Coal Authority Risk Assessment of a site referred to as Trinity Street, Huddersfield.
- 1.2 The report is prepared in order to provide the local Planning Authority with information on coal mining and an assessment of its impact on land stability.
- 1.3 The report has been written in general accordance with the Coal Mining Risk Assessment Model Report Template, December 2012.

### **Proposed Development**

- 1.4 The proposed scheme involves the construction of a new retail structure in the eastern section of the site, with car parking to the west. A new access will be created to the south-west from Trinity Street.
- 1.5 The structure and external hardstanding will be surrounded by soft amenity landscaping comprising grassed and planted areas.
- 1.6 A proposed development drawing ('Landscape Details' produced by FDA Landscape, referenced R/2377/1A, dated August 2020) is presented in Appendix 01 and shows the proposed layout of the redeveloped site.

### **Site Location**

- 1.7 The site comprises the southern half of the former Kirklees College campus to the west of Huddersfield Town Centre. It is centred on approximate Ordnance Survey National Grid Reference 414068E, 416825N with an indicative postcode of HD1 5NN.
- 1.8 The site is bounded to the north by the larger former college site and a Grade II listed building, to the east by Castlegate. It is bounded to the south and west by Trinity Street.
- 1.9 The pre-development site layout is shown in Figure SK01, produced by WML in April 2023, presented in Appendix 01.

### **Site Description**

- 1.10 The site is irregular in shape and is very approximately 1.15 hectares in plan area.
- 1.11 Until the recent demolition in late 2022/early 2023 the majority of the site was developed with structures of varying ages, heights and construction associated with their former use as Huddersfield Technical College.
- 1.12 Localised areas of landscaping were located within the eastern and southern sections of the site and comprise mainly grass and low-lying vegetation with localised trees of varying species.
- 1.13 During the post-demolition site investigations in 2023, the structures, floor slabs and foundations had all been demolished/cleared and the construction material was in the process of being crushed for re-use, under control of the earthwork's contractor. The northern section of the site appeared to be in use as a site compound.
- 1.14 During demolition a circular feature was encountered by the Contractor within the south-eastern section of the site, which was reported to be 2.00m in diameter and lined with brick/stone. Standing water was noted within the feature to be around 14.50mbgl. This is further discussed in Section 3.0 and has been

considered likely to represent a mine shaft. Figure SK-01 in Appendix 01 shows the location of this feature.

### **Scope of Coal Mining Risk Assessment**

1.15 The purpose of this Coal Mining Risk Assessment Report is to:

- Present a desk-based review of all available information on the coal mining issues which are relevant to the application site.
- Use that information to identify and assess the risks to the proposed development from coal mining legacy, including the cumulative impact of issues.
- Set out appropriate mitigation measures, if required, to address the coal mining legacy issues affecting the site, including any necessary remedial works and/or demonstrate how coal mining issues have influenced the proposed development.
- Demonstrate to the Local Planning Authority that the application site is, or can be made, safe and stable to meet the requirements of national planning policy with regard to development on unstable land (Planning Policy Guidance Note 14).

## 2.0 SOURCES OF INFORMATION

- 2.1 In completing this assessment, WML Consulting has drawn information from the following reports.
- British Geological Survey (1:50,000) Sheet 77 'Huddersfield' (Solid Edition).
  - British Geological Survey Digital Geological Map of Great Britain (DiGMapGB-50; available as a Web Map Service).
  - Coal Authority Ground Report (Appendix 02) and Coal Authority interactive map viewer (available as a Web Map Service).
  - Historical Ordnance Survey maps as provided by GroundSure (Appendix 03).
  - Phase 1 Desk Study and Preliminary Phase 2 Geoenvironmental Assessment, Reference 7344/G/01, dated January 2017.
  - WML Phase 2 Geo-Environmental Investigation and Assessment Report, referenced 7913G-WML-XX-ZZ RP-G-0002, dated May 2023 (exploratory hole logs Appendix 04).
- 2.2 However, it should be noted that since the issue of the desk study in 2017 the site red-line boundary has been reduced. Therefore, the Groundsure plans, Coal Authority Report and investigations prior to 2023 are based on the original site boundary.
- 2.3 The new site boundary is indicated by the unshaded area on the location plan and the red line boundary on drawing 7913-SK01 in Appendix 01. These changes have been taken into consideration as part of the following information.

### Summary of Information

| Category                                    | Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site History and Previous Land Usage</b> | <p>In summary, the central section of the site had been developed as part of the larger Huddersfield Infirmary with a Timber Yard prior to the first available map of 1854. The southern sections of the site underwent residential development sometime prior to 1893. By 1959 the Timber Yard had been replaced with two unspecified Works. In the 1970's the site had been redeveloped as Huddersfield Training College, with the former Infirmary buildings retained and new structures constructed in the southern section of the site.</p> <p>The historical use of the site as an Infirmary and a Timber Yard in the southern area is unlikely to have given rise to a significant degree of ground contamination although localised contamination sources are likely to be present as confirmed by previous ground investigations.</p>                                                                                                                                                                                                                                                                                |
| <b>BGS Geological Information</b>           | <p>The BGS plans indicated that drift deposits are absent beneath the majority of the site area with the exception of Head Deposits which are inferred to exist beneath the eastern and south-eastern sections. The Head Deposits are indicated to generally comprise interbedded silt, clay, sand and gravel.</p> <p>Elsewhere and beneath the Head deposits the site is underlain by the Carboniferous Middle Bank Rock of the Lower Pennine Coal Measures (PLCM). This is indicated to comprise thinly bedded rubbly sandstone. This is underlain by undifferentiated PLCM strata mainly comprising interbedded grey mudstone, siltstone and pale grey sandstone with numerous coal seams.</p> <p>The Soft Bed Coal is inferred to sub-crop to the north, east and south of the site approximately 500m west at its closest point. The BGS plans infer that the Soft Bed Coal is around 0.80m in thickness within the general site area. Therefore, as the solid strata are indicated to dip to the east at an angle of approximately 2°, the seam could occur at a relatively shallow depth beneath the subject site.</p> |

| Category                                   | Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BGS Historical Borehole Information</b> | <p>BGS archive borehole record SE11NW476 located some 10m south-west of the site encountered Made Ground to a depth of 1.45metres below ground level (mbgl) underlain by 'stiff, brown clay' to a depth of 5.31mbgl and in turn by 'dark grey shale' with the borehole terminating at 7.00mbgl. In the wider area, records indicate potential mine workings / voids of approximately 0.95m in thickness at depths of around 19.00mbgl.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Coal Authority Report</b>               | <p>The Coal Authority report states that the property is not within the likely zone of influence from recorded past underground workings. However, the Authority also states that the property is in an area where coal is at or close to the surface and that this coal may have been worked at some time in the past.</p> <p>Notwithstanding this, no notice of the risk of the land being affected by subsidence has been given under the Coal Mining Subsidence Act 1991 and the Authority has not received a damage notice or claim for the subject property, or other property within 50m, since records began in 1994.</p> <p>The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out Procedure.</p> <p>The Coal Authority does not indicate that there are any mine shafts on site or within 20m of the site.</p> <p>However, during demolition a circular feature was encountered by the Contractor within the south-eastern section of the site, which was reported to be around 2.00m in diameter and lined with brick/stone. Groundwater was noted within the feature to be around 14.50mbgl. In order to ascertain the nature and risk associated with this, the Client employed a specialist driller and remediation specialist to investigate and remediate the mine shaft under the appropriate Coal Authority licence.</p> |
| <b>Coal Authority Interactive Viewer</b>   | <p>The Coal Authority Interactive viewer has indicated that the site is within a 'Development High Risk' area and in an area of 'probable shallow mine workings'.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Site Specific Ground Investigations</b> | <p>Ground conditions encountered during the phased intrusive investigations (2006 to 2023) generally confirm those identified in the published literature and previous reports and in summary comprise Made Ground underlain by Head Deposits and in turn by the Pennine Lower Coal Measures strata (PLCM) which include worked coal seams.</p> <p>Within all of the rotary holes, with the exception of R03 (Groundtech 2023), either intact coal seams or workings were recorded.</p> <p>The depths to the coal/shallow mine workings together with appropriate levels to Ordnance Datum are summarised as follows.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| BH                                                  | Ground Level (m AOD)<br>prior to any earthworks activities | Depth of Coal/Workings |                      | Level of Coal/Workings to Ordnance Datum |                      | Details       |             |                                             |                 |
|-----------------------------------------------------|------------------------------------------------------------|------------------------|----------------------|------------------------------------------|----------------------|---------------|-------------|---------------------------------------------|-----------------|
|                                                     |                                                            | Depth to Top (mbgl)    | Depth to Base (mbgl) | Depth to Top (mAOD)                      | Depth to Base (mAOD) | Thickness (m) |             | Thickness of Loose / Collapsed Workings (m) | Total Thickness |
|                                                     |                                                            |                        |                      |                                          |                      | Void          | Intact Coal |                                             |                 |
| <b>Soil Mechanics 2006</b>                          |                                                            |                        |                      |                                          |                      |               |             |                                             |                 |
| BH3                                                 | 109.60                                                     | 16.70                  | 18.80                | 92.90                                    | 90.80                | 0.30          | -           | 1.80                                        | 2.10            |
| BH4                                                 | 105.65                                                     | 13.70                  | 14.11                | 91.95                                    | 91.54                | -             | 0.41        | NA                                          | 0.41            |
| BH5                                                 | *106.95                                                    | 18.30                  | 18.60                | 88.65                                    | 88.35                | 0.30          | -           | NA                                          | 0.30            |
| <b>WML 2017</b>                                     |                                                            |                        |                      |                                          |                      |               |             |                                             |                 |
| BH106                                               | 106.25                                                     | 11.00                  | 11.85                | 95.25                                    | 94.40                | 0.85          | -           | -                                           | 0.85            |
| BH106                                               | 106.25                                                     | 18.70                  | 19.10                | 87.55                                    | 87.15                | 0.40          | -           | -                                           | 0.40            |
| BH107                                               | 109.70                                                     | 18.90                  | 19.70                | 90.80                                    | 90.00                | -             | 0.80        | -                                           | 0.80            |
| BH108                                               | 105.65                                                     | 18.30                  | 18.90                | 87.35                                    | 86.75                | 0.60          | -           | -                                           | 0.60            |
| <b>Groundtech 2023 (beneath building footprint)</b> |                                                            |                        |                      |                                          |                      |               |             |                                             |                 |
| R01                                                 | **105.00                                                   | 16.20                  | 16.50                | 88.80                                    | 88.50                | -             | 0.30        | -                                           | 0.30            |
| R02                                                 | **105.60                                                   | 4.60                   | 4.70                 | 101.00                                   | 100.90               | -             | 0.10        | -                                           | 0.10            |

The exploratory holes on the whole confirm a general shallow easterly to south-easterly dip of the strata by approximately 2° this being consistent with the geological information recorded on the published BGS maps. The strata dip is also generally consistent with the local surface gradient. However, the Groundtech 2023 investigations did encounter a coal seam at fairly shallow depth within the central section of the proposed building footprint. That appears to be laterally impersistent, considering the very shallow angle of dip and dip direction, as it was not encountered within BH106.

Records indicate the Soft Bed Coal seam to be in the region of 0.80m thick regionally and this has been proven to some extent in one of the boreholes BH107.

On this basis, a solid rock cover of around 8.00m would be considered sufficient to maintain surface stability from upward migration of voids and current borehole information indicated that this condition is met. However, it may be prudent to assume that excavations for the extraction of coal could have extended beyond the vertical extent of the seam, particularly in view of the possibility that fireclay associated with the seam may also have also been extracted concurrently.

In view of this, the thickness of the disturbed ground as recorded in the boreholes is taken as a conservative indication of the worked seam thickness in the following table whilst also noting the location in the proposed development:

| Hole                      | Geometry of Workings |                      | Thickness of Workings (m) | 10 Times Thickness (m) | Recorded Thickness of rock cover (m) | Proposed Development Location |
|---------------------------|----------------------|----------------------|---------------------------|------------------------|--------------------------------------|-------------------------------|
|                           | Depth to Top (mbgl)  | Depth to Base (mbgl) |                           |                        |                                      |                               |
| <b>Soil Mechanic 2006</b> |                      |                      |                           |                        |                                      |                               |
| BH3                       | 16.70                | 18.80                | 2.10                      | 21.00                  | <b>13.90</b>                         | Soft landscaping              |
| BH5                       | 18.30                | 18.60                | 0.30                      | 3.00                   | 13.50                                | Soft landscaping              |
| <b>WML 2017</b>           |                      |                      |                           |                        |                                      |                               |
| BH106                     | 18.70                | 19.10                | 0.40                      | 4.00                   | 13.90                                | Soft landscaping              |
| BH107                     | 18.90                | 19.70                | 0.80                      | 8.00                   | 15.10                                | Asphalt car Park              |
| BH108                     | 18.30                | 18.90                | 0.60                      | 6.00                   | 14.40                                | Soft landscaping              |

## Summary

- 2.4 The Coal Authority interactive (web-based) viewer also indicates that the site is underlain by probable shallow coal workings and within a 'Development High Risk Area'.
- 2.5 Therefore, in consideration of the available information risks to the wider site area are considered low locally moderate such as around the area of BH3 (Soil Mechanics 2017).
- 2.6 However, the rotary holes beneath the proposed building formed by Groundtech Consulting (2023) to a depth of 40.0mbgl encountered intact coal seams at depths of 16.20m and 4.60mbgl in R01 and R02 respectively, and were between 0.10m and 0.30m in thickness. No coal seams were noted within R03. In addition, no voids, broken ground or loss of flush such as would indicate the presence of workings beneath the new structure were encountered.
- 2.7 Subsequently, during the demolition of the former structures and removal of the slabs, a possible brick lined mine shaft was encountered close to the south-eastern site boundary. The standing water level was approximately 14.50mbgl, but the depth of the feature could not be accurately determined. The Client therefore employed a specialist drilling and remediation specialist to investigate and remediate the mine shaft under the appropriate Coal Authority Licence. This was undertaken independently to the Phase 2 WML report and the Groundtech Consulting 2023 investigations.

### 3.0 IDENTIFICATION AND ASSESSMENT OF COAL MINING RISKS

#### Introduction

- 3.1 An identification and assessment of the site's coal mining risks has been undertaken from existing desk-based information.
- 3.2 If an issue associated with the coal mining legacy is identified, a preliminary risk assessment is carried out to assess each possible feature, to determine whether these pose potentially unacceptable risks to the future development of the site, and, if further assessment is required.
- 3.3 The decision on whether a feature related to coal mining poses a potentially unacceptable risk is based upon professional judgement. The significance of a feature associated with the coal mining legacy will also be determined dependant on the context of the proposed land use of the site.
- 3.4 Assessing risks from coal mining is based upon guidance provided by the Coal Authority following a 'risk-based' approach implemented through PPG 14.

#### Potential Coal Mining Legacy Issues

- 3.5 The table below summarises the potential risks associated with coal mining legacy at the site specifically related to the position of the proposed new structure, identified from the sources listed above.

| Coal Mining Issue                                    | Yes | No | Risk Assessment |
|------------------------------------------------------|-----|----|-----------------|
| Underground coal mining (recorded at shallow depths) |     | ✓  | Not Required    |
| Underground coal mining (probable at shallow depths) | ✓   |    | Required        |
| Mine entries (shafts and adits)                      | ✓   |    | Required        |
| Coal mining geology (fissures)                       |     | ✓  | Not Required    |
| Record of past / potential mine gas emissions        |     | ✓  | Not Required    |
| Recorded coal mining surface hazard                  |     | ✓  | Not Required    |
| Surface mining (open cast)                           |     | ✓  | Not Required    |

## 4.0 RISK ASSESSMENT MITIGATION AND STRATEGY

- 4.1 Based on the information obtained from this assessment, a risk assessment has been formulated, which identifies plausible risks to the site in the context of the proposed end-use.
- 4.2 These are detailed in the following tables.

### Identified Risks

| Source                                                      | Risk     | Assessment of Risk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Underground coal mining (recorded at shallow depths)</b> | Very Low | No hazards to the Site have been identified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Underground coal mining (probable at shallow depths)</b> | Very Low | <p>The rotary holes beneath the proposed building as undertaken by Groundtech Consulting (2023) were formed to a depth of 40.0mbgl and encountered intact coal seams at depths of 16.20m and 4.60mbgl in R01 and R02 respectively, and were between 0.10m and 0.30m in thickness.</p> <p>No voids, broken ground or loss of flush such as would indicate the presence of workings beneath the new structure were encountered.</p> <p>However, if additional structures were to be constructed in other areas of the site, this assessment would need to be updated accordingly in consideration of the workings within BH3 in the north-western section of the site.</p>                                                                                                                                                                                         |
| <b>Mine entries (shafts and adits)</b>                      | Low      | <p>During the demolition of the former structures and removal of the slabs, a possible brick lined mine shaft was encountered close to the south-eastern site boundary. The standing water level was approximately 14.50mbgl, but the depth of the feature could not be accurately determined at the time. The National Grid Reference coordinates for the centre of the suspected shaft feature are 414117E, 416799N, and the approximate elevation of the feature when encountered was 105m AOD.</p> <p>Van Elle Total Foundation Solutions was subsequently commissioned to carry out investigation and stabilisation of the mine entry feature, the details of which are provided in the Mitigation Strategy section below, following which capping of the mine entry has been carried out. The top of shaft level following treatment was 101.192m AOD.</p> |
| <b>Coal mining geology (fissures)</b>                       | Very Low | No hazards to the Site have been identified                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Record of past mine gas emissions or potential</b>       | Very Low | No hazards to the Site have been identified                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

|                                            |          |                                             |
|--------------------------------------------|----------|---------------------------------------------|
| <b>Recorded coal mining surface hazard</b> | Very Low | No hazards to the Site have been identified |
| <b>Surface mining (open cast)</b>          | Very Low | No hazards to the Site have been identified |
| <b>Workable Coal Seams and Outcrops</b>    | Very Low | No hazards to the Site have been identified |

### Risk Definitions

| Rank             | Definition in Context                                                                                                                                      |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Very Low</b>  | No hazards to the Site have been identified, as such, no further investigation or mitigation is considered necessary under this scenario.                  |
| <b>Low</b>       | No confirmed hazard, but cannot be ruled out with absolute certainty, investigation for hazards as a consequence of coal mining may be considered prudent. |
| <b>Medium</b>    | Suspected hazard; targeted investigation recommended; mitigation measures may be required dependant on findings of the investigations.                     |
| <b>High</b>      | Known hazard; specific investigation, and mitigation measures will be required of either, or both, shallow workings.                                       |
| <b>Very High</b> | Numerous or substantial known hazards; development potentially unsuitable/uneconomic due to levels of both investigation and mitigation required.          |

### Mitigation Strategy Proposed

| Source                                                      | Mitigation Strategy                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Underground coal mining (recorded at shallow depths)</b> | No Mitigation Strategy anticipated                                                                                                                                                                                                                                                                                                             |
| <b>Underground coal mining (probable at shallow depths)</b> | No Mitigation Strategy anticipated based on proposed location of the new structure. A Mitigation Strategy would be required if further structures were to be incorporated into development proposals.                                                                                                                                          |
| <b>Mine entries (shafts and adits)</b>                      | The identified mine shaft feature is not located beneath the proposed structure.<br>The Client has employed a drilling and remediation specialist (Van Elle) to investigate and remediate the mine shaft under appropriate Coal Authority Licence (ref. 26806). This work was conducted between 6 <sup>th</sup> and 9 <sup>th</sup> June 2023. |

| Source                                         | Mitigation Strategy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                | <p>Two treatment holes were drilled within the feature via rotary drilling methods, which proved the base of the shaft at 27.2mbgl. These were then pressure grouted (at 2 bars) in 2m stages from 32.2mbgl to ground surface. The first injection hole took a total of 35.2 tonnes of grout, and the second took 0.88 tonnes of grout. This was determined by Van Elle to indicate satisfactory stabilisation had been achieved.</p> <p>The shaft feature has subsequently been capped. The position of the feature will be suitably marked on the surface with a permanent marker such as a fixed plate so that the shaft position may be readily located and identified in the future.</p> |
| Coal mining geology (fissures)                 | No Mitigation Strategy anticipated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Record of past mine gas emissions or potential | No Mitigation Strategy anticipated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Recorded coal mining surface hazard            | No Mitigation Strategy anticipated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Surface mining (open cast)                     | No Mitigation Strategy anticipated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Workable Coal Seams and Outcrops               | No Mitigation Strategy anticipated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

## 5.0 CONCLUSIONS

- 5.1 This report has been written in general accordance with the Coal Mining Risk Assessment Model Report Template, December 2012, and intends to demonstrate to the Local Planning Authority that the site is, or can be, made safe and stable to meet the requirements of the National Planning Policy Framework.

### Summary of Risks

- 5.2 In consideration of the pre-2023 investigations across the wider site areas, risks were considered high. However, during the subsequent site investigations in April 2023 to target the building footprint, no voids or loss of drilling flush, which could indicate the presence of shallow mine workings, were noted within the exploratory holes beneath the proposed new structure. Therefore, risks from shallow mine workings beneath this proposed structure have been revised to very low.
- 5.3 However, a Mitigation Strategy would be required if further structures were to be incorporated into development proposals, especially within the north-western section of the site as part of any future planning applications.
- 5.4 Notwithstanding the above, although not located beneath the proposed structure a mine shaft was encountered in the south-eastern section of the site. The risk posed by this structure is concluded to be low, following the implementation of remedial measures as detailed in Section 4 of this report and detailed in Appendices 05 and 06.

### Summary of Remedial Measures

- 5.5 In consideration of the Summary of Risks the following remedial measures have taken place.
- Specialist remedial works comprising drilling and grouting of the mine shaft under the appropriate Coal Authority Licence were carried out successfully between 6<sup>th</sup> and 9<sup>th</sup> July 2023 and are reported within Van Elle Total Foundation Solutions report VE231554, issued July 2023 (reproduced in Appendix 05). The report includes a copy of the Coal Authority Permit Closure Summary Form completed for the remedial drilling and grouting works (Coal Authority permit reference 26806).
  - The shaft has subsequently been capped in accordance with current Coal Authority Guidelines. Design drawings showing the proposed structure of the mineshaft cap, which the developer has confirmed were followed, are provided in Appendix 06. The location of the mineshaft will be suitably marked on the surface with a permanent marker such as a fixed plate so that the shaft position may be readily located and identified in the future.

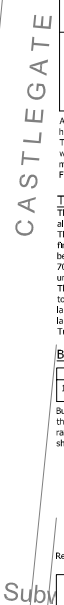
### Compliance with NPPF Guidance

- 5.6 In accordance with the requirements this report has been written and overviewed by appropriately qualified people being Chartered Engineers, Members of the Institution of Structural Engineers or Fellow of the Geological Society.
- 5.7 In accordance with the requirements we believe that the report suitably addresses the risks posed from the Coal Mining legacy to the site, and concludes that mitigation measures with regard to the mine shaft within the south-eastern section of the site have been adequately addressed.

## **APPENDIX 01**

### **Drawings**

Trees to be protected where necessary during works by a tree protective barrier, secured to a scaffold tubing framework with fluorescent tape to the top rail. Protective fencing shall be erected on the canopy drip line wherever possible. Laminated, waterproof A4 signs shall be fixed to the fence posts at 10m intervals bearing the words 'PROTECTED TREE ZONE - NO STORAGE OR OPERATIONS WITHIN FENCED AREA'.  
Tracing of machinery, storage of chemicals and building materials shall not be permitted within the protected area. Leaks or spills should be removed immediately and the contaminated soil replaced. No bonfires shall be lit within 5m of the canopy spread. Any excavation work beneath the canopy spread shall be carried out by hand.  
All works affecting trees within the development shall be subject to BS 5837:2012.



## SHRUB SCHEDULES

| SPECIES                                            | HT in m     | 4.5+  |
|----------------------------------------------------|-------------|-------|
|                                                    | Girth in cm | 16-18 |
| <i>Acer platanoides</i> 'Crimson King' (ApCK)      |             | 5     |
| <i>Betula utilis</i> 'jacquemontii' (BuJ)          |             | 6     |
| <i>Platanus hispanica</i> (Ph)                     |             | 6     |
| <i>Prunus avium</i> 'Plena' (PaP)                  |             | 3     |
| <i>Sorbus aucuparia</i> 'Sheervater Seedling'(SaS) |             | 9     |
| <i>Sorbus aria</i> 'Majestica' (SaM)               |             | 5     |
| <i>Tilia cordata</i> (Tc)                          |             | 2     |

All trees to have clear stems to 2.0m above ground level with well developed branch heads with a single, central leader and healthy, fibrous root systems. Trees shall be planted into pits of an appropriate size to accommodate the root system without restriction, backfilled with a 3:1 topsoil:compost mix and shall be secured to machine rounded stakes using 2 no. tree ties with rubber spacers. Finished height of stake shall not exceed 1/3 height of staked tree above ground.

The topsoiled area to be turfed, is to be grade and cross-graded to even running fall across the finished levels of the turf to be 40mm above the adjoining paved areas.

The surface should be lightly and uniformly firm by rolling or treading and reduced to 100mm to 150mm in places. All rubbish, stones greater than 50mm and 100mmeter earth should be removed from the surface. Apply an even application of approved fertilizer at a rate of 70g/m<sup>2</sup> and rake in. No turves shall be laid in exceptionally frosty weather or in other unsuitable weather conditions.

The turves shall be laid in a stretcher bond pattern, closely butted and firmed up to the correct levels. The turves should be laid off plants, working over turves previously laid. The turves should be laid by sampling with BS 3882) should be applied to laid turf and brushed well into the joints.

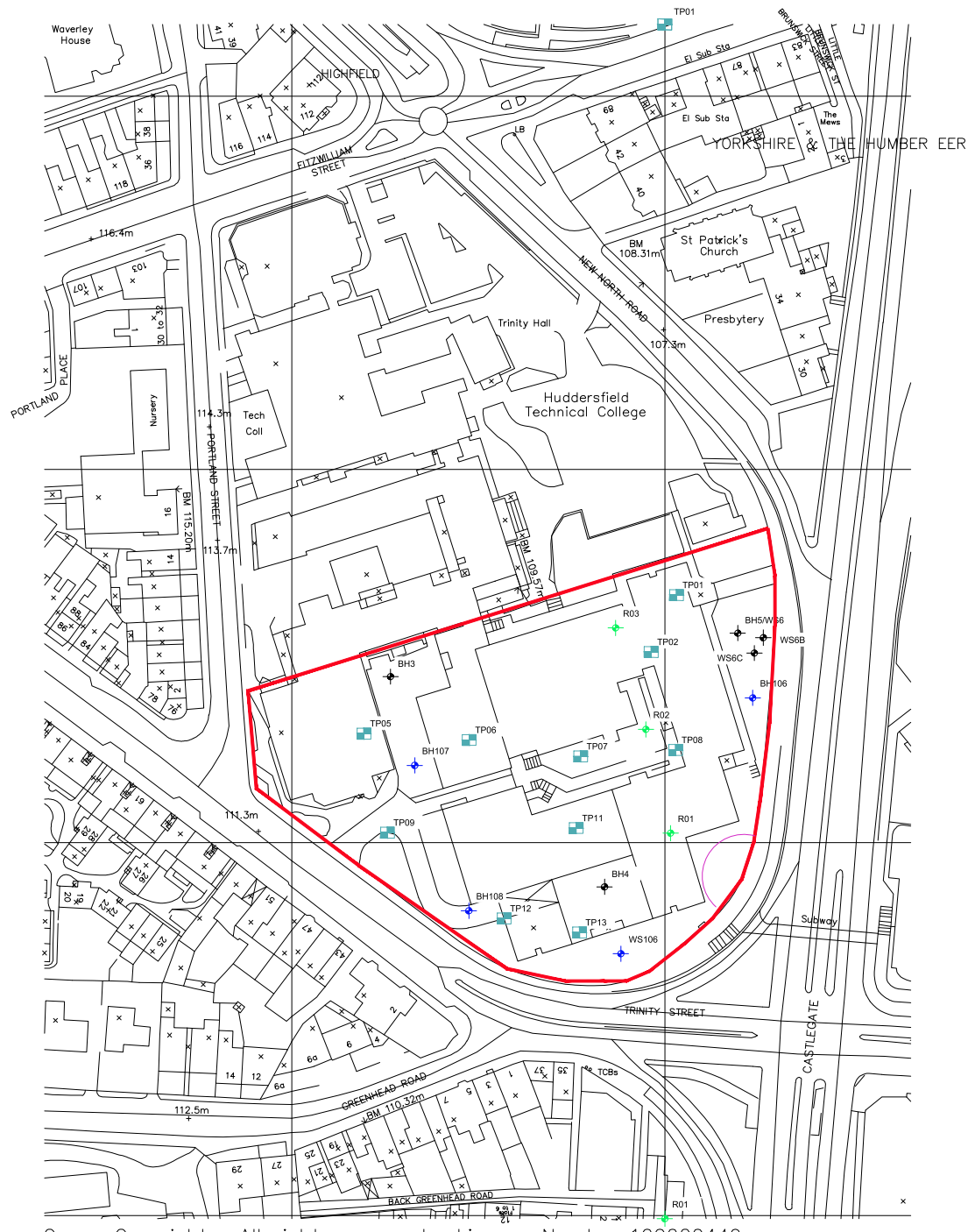
Turves shall be watered regularly to prevent them drying out before they establish.

|       | Name                                                                                                                    | Grade (cm) | Planting density  |
|-------|-------------------------------------------------------------------------------------------------------------------------|------------|-------------------|
| 12400 | Nardissus pseudonardissus lobularis  | 10-11      | 40/m <sup>2</sup> |

Bulbs to be scattered within the drifts indicated on the masterplan and planted where they fall to create a random and naturalised planting effect. Bulbs to be planted at the rate shown into ground which has been forked over to loosen it prior to planting. Bulbs shall be planted at the required depths for the particular species.

Rev.A: Removal of additional existing trees and replacement planting (SF) Oct 2020

|                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <p>See Farmer go main mg<br/>         200 Lancelotti #100001</p> <p>fdalandscape</p> <p>Westleigh Hall<br/>         Wakefield Road<br/>         Derby Dale<br/>         Huddersfield HX8 3QJ<br/>         telephone: 01484 801615<br/>         fax: 01484 801600<br/>         info@fdalandscape.co.uk<br/>         email: info@fdalandscape.co.uk<br/>         www.fdalandscape.co.uk</p> | <p>short</p> <p>Lidl Great Britain Ltd</p> <p>project</p> <p>Proposed Store Extension</p> <p>TRINITY STREET,<br/>         HUDDERSFIELD</p> |
| <p>Drawing title</p> <p>LANDSCAPE DETAILS</p>                                                                                                                                                                                                                                                                                                                                             | <p>scale</p> <p>1:250<br/>         @A1</p> <p>date</p> <p>Aug 20</p> <p>drawn by</p> <p>SF</p> <p>checked by</p> <p>R/237</p>              |



#### LEGEND

##### SOIL MECHANICS 2006

- BH3 ROTARY BOREHOLES
- WS6 WINDOW SAMPLE HOLES

##### IAN FARMER - 2017

- BH106 ROTARY BOREHOLES
- WS106 WINDOW SAMPLE HOLES

##### GROUNDTECH CONSULTING - 2023

- R01 ROTARY BOREHOLES

##### WNL CONSULTING - 2023

- TP01 TRIAL PITS
- APPROXIMATE LOCATION OF SHAFT/WELL ENCOUNTERED DURING SITE STRIP - 2023

NOTES - TRIAL PIT NUMBERS (2023)  
TP03, TP04, TP10 NOT USED.

#### GENERAL NOTES

1. DO NOT SCALE FROM THIS DRAWING WORK TO FIGURED DIMENSIONS ONLY.
2. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS ALLOWED WITHOUT PRIOR PERMISSION IN WRITING.
3. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECTS, ENGINEERS AND SPECIALISTS DRAWINGS AND THE SPECIFICATION.
4. THE CONTRACTOR SHALL INCORPORATE ALL THE REQUIREMENTS OF THE PRE-TENDER STAGE HEALTH & SAFETY PLAN.

|                                                                                                                                                                                                                                     |           |             |          |      |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|----------|------|--|
|                                                                                                                                                                                                                                     |           |             |          |      |  |
|                                                                                                                                                                                                                                     |           |             |          |      |  |
| Rev.                                                                                                                                                                                                                                | Amendment | Date        | By       | Chkd |  |
| Project                                                                                                                                                                                                                             |           |             |          |      |  |
| TRINITY STREET, HUDDERSFIELD                                                                                                                                                                                                        |           |             |          |      |  |
| Client                                                                                                                                                                                                                              |           |             |          |      |  |
| STAINFORTH CONSTRUCTION                                                                                                                                                                                                             |           |             |          |      |  |
| Title                                                                                                                                                                                                                               |           |             |          |      |  |
| EXPLORATORY HOLE<br>LOCATION PLAN                                                                                                                                                                                                   |           |             |          |      |  |
| Drawn                                                                                                                                                                                                                               | Checked   | Date        | Scale    |      |  |
| SCS                                                                                                                                                                                                                                 | TPB       | 11/04/2023  | 1:500@A1 |      |  |
| <div><div><b>WML</b></div><div><b>CONSULTING</b></div><div>Chartered Civil and Structural Engineers</div></div>                                                                                                                     |           |             |          |      |  |
| <div><div>Third Floor South<br/>Metropolitan House<br/>Station Road<br/>Chardley Mulsay<br/>Chardley S60 1AZ<br/>Tel: 0141 432 8800<br/>Fax: 0141 432 8800<br/>e-mail: info@wmlconsulting.com<br/>www.wmlconsulting.com</div></div> |           |             |          |      |  |
| Job No.                                                                                                                                                                                                                             | 7913G     | Drawing No. | SK-01-   |      |  |

**APPENDIX 02**  
**Coal Authority Report**



The Coal  
Authority

Resolving the **impacts** of mining

# CON29M Non-Residential Mining Report

KIRKLEES COLLEGE  
37 NEW NORTH ROAD  
HUDDERSFIELD  
KIRKLEES  
HD1 5NN

Date of enquiry: 18 January 2017  
Date enquiry received: 18 January 2017  
Issue date: 18 January 2017

Our reference: 51001347115001  
Your reference: 7344G - Trinity Lane



# CON29M Non-Residential Mining Report

This report is based on, and limited to, the records held by the Coal Authority and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

## Client name

WML CONSULTING

## Enquiry address

KIRKLEES COLLEGE, 37 NEW NORTH ROAD,  
HUDDERSFIELD, KIRKLEES, HD1 5NN

## How to contact us

0345 762 6848 (UK)  
+44 (0)1623 637 000 (International)

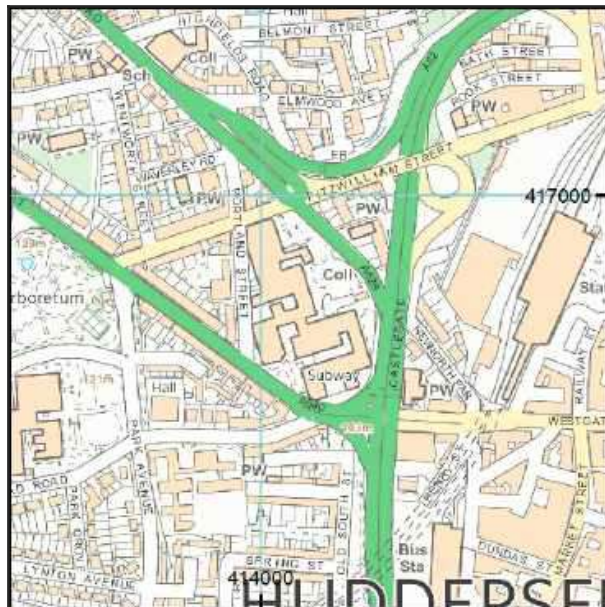
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NG18 4RG

[www.groundstability.com](http://www.groundstability.com)

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Approximate position of property



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# Summary

| Has the search report highlighted evidence or potential of |                                                                   |     |
|------------------------------------------------------------|-------------------------------------------------------------------|-----|
| 1                                                          | Past underground coal mining                                      | Yes |
| 2                                                          | Present underground coal mining                                   | No  |
| 3                                                          | Future underground coal mining                                    | Yes |
| 4                                                          | Mine entries                                                      | Yes |
| 5                                                          | Coal mining geology                                               | No  |
| 6                                                          | Past opencast coal mining                                         | No  |
| 7                                                          | Present opencast coal mining                                      | No  |
| 8                                                          | Future opencast coal mining                                       | No  |
| 9                                                          | Coal mining subsidence                                            | No  |
| 10                                                         | Mine gas                                                          | No  |
| 11                                                         | Hazards related to coal mining                                    | No  |
| 12                                                         | Withdrawal of support                                             | No  |
| 13                                                         | Working facilities order                                          | No  |
| 14                                                         | Payments to owners of former copyhold land                        | No  |
| 15                                                         | Information from the Cheshire Brine Subsidence Compensation Board | No  |

**For detailed findings, please go to page 4.**

# Detailed findings

## 1. Past underground coal mining

The property is not within a surface area that could be affected by past underground mining.

However the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered prior to any site works or future development activity. Your attention is drawn to the Comments on the Coal Authority information section of the report.

## 2. Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

## 3. Future underground coal mining

The property is not in an area where the Coal Authority has plans to grant a licence to remove coal using underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

## 4. Mine entries

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

There may however be mine entries/additional mine entries in the local area which the Coal Authority has no knowledge of.

## **5. Coal mining geology**

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

## **6. Past opencast coal mining**

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

## **7. Present opencast coal mining**

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

## **8. Future opencast coal mining**

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

## **9. Coal mining subsidence**

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

## **10. Mine gas**

The Coal Authority has no record of a mine gas emission requiring action.

## **11. Hazards related to coal mining**

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

## **12. Withdrawal of support**

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

### **13. Working facilities order**

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

### **14. Payments to owners of former copyhold land**

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

### **15. Information from the Cheshire Brine Subsidence Compensation Board**

The property lies outside the Cheshire Brine Compensation District.

# Comments on the Coal Authority information

The Coal Authority own the copyright in this report and the information used is protected by our database right.

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

## Additional remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions applicable at the time the report was produced.

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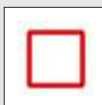
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# Enquiry boundary

## Key

Approximate position of enquiry boundary shown



## How to contact us

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+44 (0)1623 637 000 (International)

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## **APPENDIX 03**

### **Groundsure Historical Plans**

#### Site Details:

KIRKLEES COLLEGE, 37, NEW  
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HUDDERSFIELD, HD1 5NN

**Client Ref:** 7344G\_-\_Trinity\_Lane  
**Report Ref:** GS-3576321  
**Grid Ref:** 414054, 416872

**Map Name:** County Series Town Plan

**Map date:** 1890

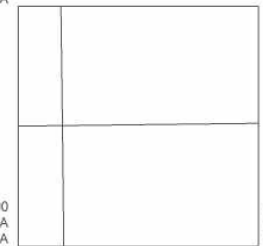
**Scale:** 1:500

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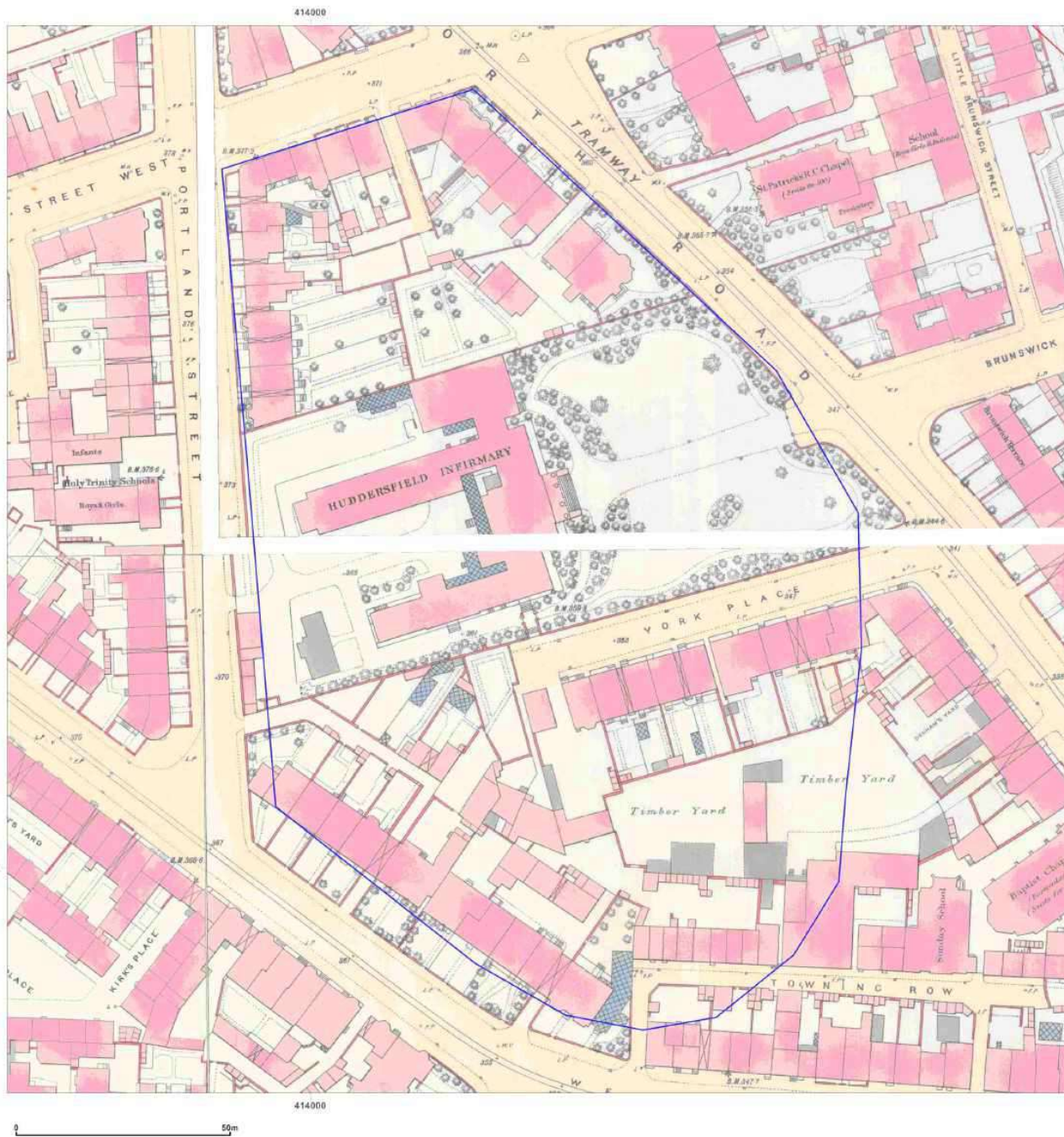


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Client Ref: 7344G\_-\_Trinity\_Lane  
Report Ref: GS-3576321  
Grid Ref: 414054, 416872

Map Name: County Series

Map date: 1893

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Map Name: County Series

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Grid Ref: 414054, 416872

Map Name: County Series

Map date: 1918

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Report Ref: GS-3576321  
Grid Ref: 414054, 416872

Map Name: County Series

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**Grid Ref:** 414054, 416872

**Map Name:** National Grid

**Map date:** 1959-1960

**Scale:** 1:1,250

**Printed at:** 1:2,000



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