



The Coal
Authority

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For the attention of: Ms K. Chew – Case Officer
Kirklees Council

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

30 May 2024

Dear Ms Chew

Re: Planning application 2024/62/91053/W

Demolition of existing concrete plant and installation of replacement concrete plant with associated alterations at Myers Group Ltd, Barr Street, Huddersfield, HD1 6PB - RECONSULTATION

Thank you for your notification of 22 May 2024 seeking the further views of the Coal Authority on the above planning application.

The Coal Authority response: SUBSTANTIVE CONCERN

As you are aware, the application site falls within the defined Development High Risk Area. The Coal Authority records indicate that the site lies in an area where coal mining has taken place at shallow depth. Voids and broken ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases.

You will recall from our consultation response letter of 16 May 2024 that we objected to the application due to the lack of a Coal Mining Risk Assessment to identify and assess the risks posed by coal mining legacy to the proposed development.

We understand that the applicant has now submitted a Phase 2 Engineering & Environmental Assessment (25 November 2019, prepared by CoDa Structures) for consideration by the LPA; however, the Coal Authority's Planning & Development Team does not consider that this adequately addresses the impact of coal mining legacy on the proposed development. We therefore **MAINTAIN OUR OBJECTION** to the application.

The submitted report details and discusses intrusive investigations carried out within the wider application site. However, it is clear that these works were carried out to inform previous proposals for the erection of an extension to an existing building and the construction of a new building at the site. We also wish to point out that it does not appear that any of the deeper boreholes referenced in the report were drilled within the part of the site where the development is currently proposed.

In light of the above, the applicant should be requested to submit an up-to-date, development specific Coal Mining Risk Assessment to demonstrate that the application site is, or can be made, safe and stable for the proposed scheme of development currently under consideration by the LPA.

We would be pleased to receive for further consultation and comment any additional information prepared and submitted by the applicant.

If you would like to discuss this matter further, please contact me on the above number.

Yours sincerely

James Smith *BSc. (Hons), Dip.URP, MRTPI*
Planning and 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 and the electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority by the Local Planning Authority and/or information that 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 advisors for this development in relation to ground conditions and the acceptability of development.