

ADP planning conditions statement

application: Erection of extension and alterations to ancillary buildings to create dwelling forming annex accommodation associated with Lower Crawshaw Farm, Stringer House Lane, Emley, HD8 9SU

client: Mr P Stone

job nr: 23004

date: February 2025

Introduction

Full conditional planning permission for the above was granted 19th August 2024. This statement concerns our application to discharge pre-commencement planning conditions 4, 5 & 9 of the permission.

Conditions

Condition 4

Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase 1 Desk Study Report) by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

[Phase 1 Desk Study Report by Martin Environmental Solutions Ltd.](#)

Condition 5

Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition 4, groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

[Phase 1 Desk Study Report by Martin Environmental Solutions Ltd.](#)
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[“it is recommended that a Phase II intrusive investigation is undertaken to establish the presence of any contamination from the historic fuel tank”.](#)

The existing above ground oil tank serves an existing oil-fired domestic boiler. As the tank is completely above ground, including pipework, any leakage from the tank would be visible above ground. A visual inspection was carried out by Lyons CMC on 24/01/25, at the same time as their intrusive site investigation in respect of shallow coal mining (see Condition 9 below).

No evidence of any leakage from the oil tank was found above ground and in addition, Borehole 1, in close proximity to the tank, found no trace of hydrocarbons in the ground. It is therefore concluded that there is no presence of any contamination from the fuel tank.

Condition 9

No development shall commence until;

a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and

a) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Site Investigation & Report SI 00331 by Lyons CMC

4. – Conclusions and Recommendations

1) Although (what is believed to be) the 'Flockton Thin' coal seam is present at a relatively shallow depth of the proposed development, the three boreholes undertaken have proved stable ground conditions in the areas investigated across the proposed footprint area. Given the findings the risks of shallow voids to compromise stability in this instance is considered low, and usual foundations can be considered in line with the advice of the appointed building control officer/department at the time of construction. It should be noted however that a further watching brief should be employed during future foundation/ground works for any signs of unstable ground or bedrock throughout areas not covered by this investigation. If encountered, then further investigations may be required and foundation designs may need to be reconsidered.

2) No signs of any mine entries were observed during the investigation, however slight risks are always present within the exposed coalfield for discovering such features. Watching briefs would be prudent during future ground works for any associated signs of either an old mine shaft or adit. The Mining Remediation Authority should be notified where any such feature is suspected (grey circular areas of fill within natural bedrock would be an indication of an old mine shaft for example).

3) No fugitive gases were encountered, and given the geology the risk of such to impact the development is considered low. No petrochemical contamination or odour was noted during the operations in the vicinity of the disused above ground fuel tank (borehole no. 1).

It has therefore been established that there is little risk from shallow coal mining activity and that ground conditions are stable, enabling the use of usual foundations for the proposals.

Summary

In respect of pre-commencement planning conditions 4, 5 & 9, the submitted reports and information satisfy the requirements of the said conditions.

ADP Architecture and Design Ltd