April 2025

Proposed Agricultural Building for sheep and storage of hay / feed / agricultural machinery / equipment

Land at Cockermouth Farm, Cockermouth Lane, Flockton, Huddersfield, WF4 4BS

CMRA

Prepared by:

PLANNING
...a Positive Approach

CMRA

Following submission of the planning application for agricultural building at Cockermouth Farm, details have been requested on construction in respect of the fact the site sits in a high risk coal area.

A CMRA has been requested.

As for the CMRA, we do not believe this is required.

As with the consent for a similar agricultural building on site last year, the construction of the proposed portal framed building does not include significant ground works - the building comprises a clad steel portal frames and is simply bolted to 10/12 concrete pads created on site. Each pad is created by digging a hole circa 0.5m deep and then the frame is bolted to the concrete pad. There are no extensive or deep groundworks required for the construction of the building.

Previous advice from the Coal Authority was that they are only interested in far more significant ground works with excavations deeper than 5m – the holes required for the concrete pads are well within this limit. Deeper holes would be dug to plant trees.

For these reasons we do not believe there are any reasonable grounds for a CMRA. As previously stated, the agric building approved on site last year was validated and determined without a CMRA or any further ground related reports