SDS - CIVIL, BUILDING & STRUCTURAL ENGINEERS
Head Office: Unit 9, N5 Business Park, Castlebar, Co. Mayo, F23 E283
Dublin: Silverdale, Old Swords Road, Santry, Dublin 9 D09 CA24.
London: Congress House, 14 Lyon Road, Harrow, HA1 2EN.
Spain: Calle Virgen de Guadalupe,44. Úbeda, 23400, Jaén. España.
Email: info@structuraldesign.ie
Tel: +353 (0)94 9034914
Tel: +353 (0)1 6877480
Tel: +44 (0)20 30266724
Tel: +34 662556212
Web: www.structuraldesign.ie

15th June, 2026

Our Ref: 25092/CR/002

Planning and Development,
Kirklees Council,
PO Box 1720,
Huddersfield,
HD1 9EL.

Re: ***Proposed Drive-Through Units, KFC and Starbucks & Standalone Unit – Birstall Junction 27, Bankwood Birstall, Batley, WF 17 9TB.***

Dear Sir/Madam,

I refer to above-mentioned development at Birstall Junction 27, Bankwood, Birstall, Batley WF 17 9TB, and respond to the below statement as follows:-

"On the basis of the historical mining and the ground investigation observations, it is noted that there is theoretical potential for workings at the recorded depth to be within influencing distance of the surface (i.e. mineworkings may collapse causing void migration to the surface). Whilst there does not appear to be evidence of past void migration to the surface, new construction could cause disturbance to the ground that could cause collapse of past mineworkings (as it is not possible to preclude the possibility that historical mineworking voids may remain beneath the site). It would be prudent, on that basis, to allow for further investigation works that would also be combined with ground treatment (grout injection). Such work should be undertaken following demolition of the existing buildings so that the proposed building footprints can all be targeted for investigation and treatment. The investigation should be undertaken on a grid across the building footprints and, where past treatment may have occurred in the northern part of the site, the grid may be more widely spaced initially and reduced in size if ground conditions of concern are identified. Across the southern proposed building, a more standard investigation and treatment grid would be more appropriate as it is unlikely that past treatment works would have occurred in that area."

The new proposed units 1 & 3 are single story units and have a significantly smaller overall footprint and a much-reduced vertical foundation load than the former Frankie & Benny's and Chiquitos buildings. The superstructure of the existing buildings were removed, but the existing basement and foundations were not removed. It was deemed unnecessary to remove the basement slab and disturb any of the existing foundations as the basement was 1.6m below the proposed new finished floor level.
The new building was constructed over the existing foundations. There was no existing mine works visible within the footprint of the proposed new units 1 & 3. Design and construction work of the new structure were in accordance with the information provided within the site investigation report produced at design stage. We trust that this is to your satisfaction, but please do not hesitate to contact us if you require any further information.

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Yours sincerely,

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Chris Roberts,
Associate Director.