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Job reference: 2025 enquiry 61

Address: **Change of use from a vacant former St Patricks Catholic club (F1f use) to form open planned commercial units (E use) on ground floor (which can be sub-divided in smaller units to suit) including one restaurant (Eb use) with 67no beds hotel (C1 use) on upper floors at Former st Patrick catholic club no2, Trinity Street, Huddersfield HD1 4DA**

Date: 29-9-2026

Extra notes: **Basic coal mining risk assessment report**

Introduction

Jade3 has been asked by our client to advise on **Change of use from a vacant former St Patricks Catholic club (F1f use) to form open planned commercial units (E use) on ground floor (which can be sub-divided in smaller units to suit) including one restaurant (Eb use) with 67no beds hotel (C1 use) on upper floors at Former st Patrick catholic club no2, Trinity Street, Huddersfield HD1 4DA**. The site is located within an established urban area of Huddersfield and already forms part of the existing developed town-centre environment.

Part of the validation process, as this site is within a high risk coal area, a Coal Mining Risk Assessment which relates to this proposal on this site is required.

This basic coal mining risk assessment report is for the above site which is required to support the planning application to assess the likelihood of whether shallow mine workings affecting the above refurbishment. It is also to assess the requirement how to undertake the intrusive borehole investigation works (if needed).

The Mining Remediation Authority confirms that development within a Development High Risk Area should take account of recorded coal-mining features and demonstrate that the proposed development can be made safe and stable. The purpose of this coal mining risk assessment report is therefore to consider the potential risks associated with the legacy of coal mining and to establish whether the proposed development can be undertaken safely and without creating an unacceptable risk to the building, its occupants or surrounding properties.

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The following information has been used to prepare this basic statement as follows

- Extracts from the interactive Coal Authority Map

The property is in an area where the Coal Authority believe there is a coal at or close to the surface. This coal area may have been worked at some time in the past. The surface coal mining to the site is located close to the site. Basically this coal mining risk assessment report provides additional information to support the current planning application.

Site and Surrounding Context

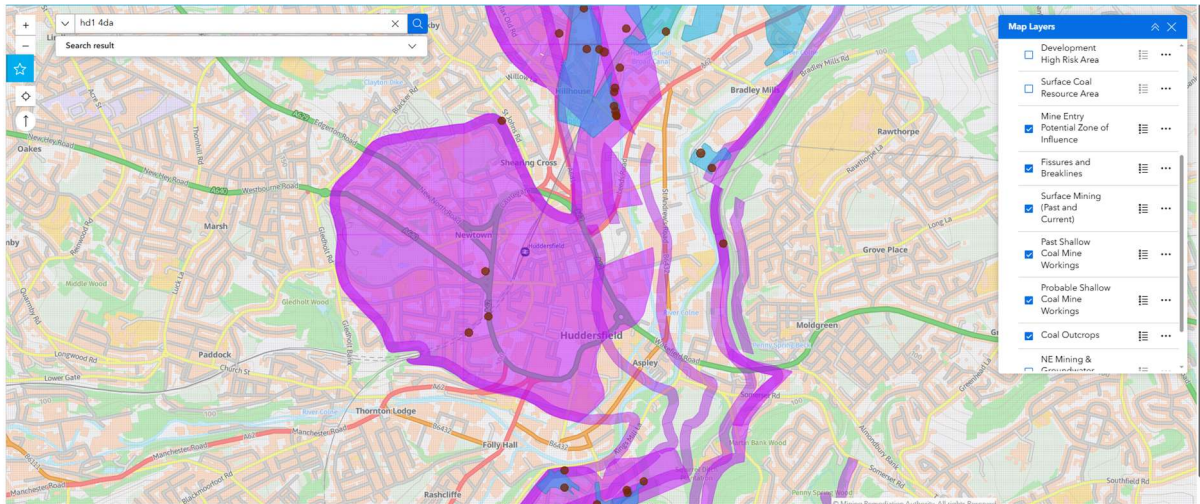
The application site is located at:
Former St Patrick Club
2 Trinity Street
Huddersfield
HD1 4DA

The property is an existing developed site within an established urban area. The proposed works are limited to the construction of a single-storey side extension to the existing building.

There is no proposal for:

- basement accommodation;
- extensive excavation;
- significant alteration to existing ground levels;
- large-scale earthworks;
- redevelopment of the wider site; or
- substantial increase in the development footprint.

The proposed single storey side extension is therefore relatively limited in both its physical scale and the extent of new ground disturbance. The surrounding area is already extensively developed, with existing buildings, roads, services and other infrastructure occupying the wider Trinity Street/Huddersfield urban area.



Interactive coal mining map showing former mine entries 1,2 and 3 which is significantly far away from the former st Patrick club

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The site lies within an area where historic coal-mining features may occur and the interactive coal mining map showed that 3no former mine entries were present near the development site but are relatively far away from the proposed single storey side extension. The Mining Remediation Authority's Development High Risk Area is defined by the presence of recorded coal-mining features which have the potential to create instability or other risks at the surface.

These can include:

- mine entries;
- shallow coal workings;
- recorded coal-mining hazards;
- mine gas;
- fissures and breaklines; and
- former surface-mining sites.

The presence within such an area does not, in itself, establish that a particular feature is located beneath the proposed extension. Rather, it identifies the need for the development proposal to take the potential coal-mining legacy into account.

Local Coal Mining Context

The historic coal-mining character of the wider locality is acknowledged. Of particular relevance is the Mining Remediation Authority's consultation response concerning development at Greenhead Park Depot on Trinity Street, HD1 4DT, approximately within the same established Trinity Street urban environment.

In that case, the Authority identified potential past shallow coal-mining activity beneath the development site and requested appropriate investigation. The subsequent planning submission included Phase 1 and Phase 2 ground investigation reports. The Mining Remediation Authority subsequently confirmed that the investigations appeared to address the potential risks associated with past shallow coal mining.

This provides useful evidence of the approach taken to development within the immediate wider Trinity Street locality. It does not, however, establish that the same mining feature exists beneath no2 Trinity Street.

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Nature and Scale of the Proposed small single storey side extension

The proposal is deliberately limited in scale. The development comprises a single-storey side extension attached to the existing building. The small side extension will utilise conventional foundations and construction methods appropriate to the scale of the building.

The proposal does not introduce:

- deep basement construction;
- significant retaining structures;
- major changes in site levels;
- extensive piling;
- major underground infrastructure; or
- large areas of new development.

Consequently, the potential area of interaction between the proposed development and any historic mining features is considerably less than would arise from a major redevelopment scheme. The proposal effectively represents a modest small side extension to an already developed site rather than the creation of a new development platform. Should a mine entry or evidence of one be encountered during construction, work should cease locally and appropriate specialist advice obtained.

Shallow Mine Workings

Historic shallow workings can potentially result in localised ground instability. This is particularly relevant within parts of the Huddersfield coalfield. However, the proposed small side extension has a limited footprint and does not involve extensive excavation or major earthworks. Any identified risk should therefore be considered in relation to the precise location and depth of any recorded working relative to the proposed foundation arrangement.

Mine Gas

Mine gas can potentially migrate through ground and enter buildings through foundations, service ducts or other pathways. The risk is considered in the context of the site's existing developed condition and the limited nature of the proposed extension. If site-specific mining records identify a particular mine-gas risk, appropriate gas protection measures should be incorporated into the detailed construction design.

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Fissures and Breaklines

Historic coal mining can be associated with ground fissures or breaklines. No assumptions are made regarding their presence beneath the proposed small side extension without site-specific evidence. Any such feature identified through the relevant mining records or during construction should be referred to a suitably qualified professional.

Mine Water

Historic mine workings can contain or convey mine water. The proposed development does not involve significant below-ground excavation or works specifically targeting historic mine workings. Nevertheless, unexpected water encountered during excavation should be treated as a potential ground condition issue and investigated before construction proceeds.

Existing Development and Surrounding Buildings

The site is located within an established urban environment where development has already taken place over a considerable period. The presence of surrounding buildings and infrastructure demonstrates that the wider area has historically accommodated development despite the area's coal-mining legacy. There is also evidence from other planning proposals within the Trinity Street area that potential shallow coal-mining conditions have been considered through the planning and ground-investigation process.

However, the existence of surrounding development is not relied upon as evidence that coal-mining features cannot exist beneath the application site. Instead, it provides contextual evidence regarding the established nature of the locality and the scale of development proposed.

Assessment of the Proposed small side Extension

The proposed extension is considered to represent a low-intensity form of development in terms of ground disturbance. The proposal does not require substantial excavation or major alteration to the existing site. The extension will be physically connected to an existing building and will occupy only a limited area of the site.

Accordingly, the potential for the proposal to interact with historic mining features is limited when compared with a substantial new-build development involving extensive foundations, basements, earthworks or significant changes in ground levels. Nevertheless, the potential presence of historic coal-mining features cannot be discounted solely because of the small scale of the proposal.

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The appropriate approach is therefore to ensure that the final foundation and construction methodology responds to any site-specific coal-mining information available and that appropriate precautions are adopted during excavation.

Mitigation and Precautionary Measures

Structural engineers are to advise on the appropriate foundation, ie strip foundation or raft foundation to avoid piling. The contractor should review the available coal-mining information before commencing excavation.

Assuming simple strip foundation and excavations should be undertaken carefully and monitored for evidence of:

- mine workings;
- voids;
- shafts;
- unusual ground conditions;
- coal seams; or
- other evidence of historic mining.

If unexpected voids, mine workings or other potential mining features are encountered, excavation should cease locally and advice should be obtained from a suitably qualified geotechnical/mining professional. Where necessary, the Mining Remediation Authority should be contacted. The foundation design should be reviewed if site investigations identify a specific mining-related ground condition.

Any requirement for a permit or agreement associated with disturbance of coal or coal workings should be addressed before the relevant works commence. The Mining Remediation Authority confirms that a permit may be required where development could disturb or enter coal seams, historic workings or mine entries.

Conclusion

The proposed development comprises a small single-storey side extension to an existing building within an established urban environment. The site is located within an area where historic coal-mining features may be present and the potential implications of the coal-mining legacy have therefore been considered. The proposed development is limited in scale and does not involve extensive excavation, basement construction, major earthworks or substantial alteration of existing ground levels.

The surrounding Trinity Street area is already substantially developed, and coal-mining considerations have previously been addressed in relation to other

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development within the locality. On the information presently available, the scale and nature of the proposed small side extension mean that the potential interaction with historic coal-mining features is expected to be limited.

The development is considered capable of being undertaken safely and without unacceptable risk from historic coal mining, subject to the implementation of appropriate precautions during excavation and the incorporation of any additional measures identified by site-specific coal-mining records or ground investigation. If previously unidentified mining features, voids, mine entries, unusual ground conditions or evidence of mine workings are encountered during construction, works should cease locally pending appropriate professional investigation and advice. Important before you submit

To conclude, coal mining activities are beneath near the site that they may have worked on historically in the past. However, the property is **NOT** in an area where there is an existing licence to remove coal using underground methods or are currently determining whether to grant any such licence. Therefore the property or the new small single storey side extension is not likely to be affected at the surface by any planned future coal workings which means that the refurbishment site is acceptable.

However, reserves of coal exist in the local area which could be worked at some time in the near future. There has been no subsidence claims on the site or recorded surface hazard call-outs or remedial works undertaken on behalf of the Coal Authority. There is no record of mine gas emissions within the site boundary. As a result, the site can be considered acceptable for refurbishment and the minor part digging down circa 700-900mm deep for strip foundation. The new floor slab is to have reinforcement mesh across acting as a raft construction and therefore should not cause any subsidence issue.

Recommendations

It is recommended that an intrusive ground investigation including rotary Boreholes is undertaken to determine whether the extent of possible shallow coal mining workings on the site is present.

As the coal is shown to outcrop across close to the site, a borehole or trial pit investigation may prove the coal seam at shallow depth. If this is the case, then the coal seam may have an affect on the proposed foundation digging.

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The findings of the ground investigations should be used to prepare an interpretative report specifying any remediation strategies and construction of the proposed foundation and floor slab of the new small side extension.

Our client will be willing to accept a planning conditions stating that 'before development commence' an intrusive Phase 2 soil investigation will be carried out.

We trust that the above additional information assist to clarify the current position and seek your positive support and should you require any clarifications or additional information, then please allow either our client or ourselves to provide them to you.

Yours faithfully



Michael Chow BA Arch, Dip Arch, ARB
Managing and Concept Director
Chartered Architect and Urban Masterplanner
for and on behalf of Jade3 Architecture Limited