2024.00373.000

George Hotel

Refurbishment (Planning & LBC)

Condition Discharge Report - P12

(File Ref: 26.11.11 - Condition P12_Discharge Report_r2)

Shaping places that have
a positive impact

January 2026

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Revision	Date	By
01	11.11.26	AHR Building Consultancy

Introduction

APPLICATION REFERENCE AND DOCUMENTS:

This mini-report seeks to record the dialogue in respect of application for discharge of condition (Planning) P12

AIM OF THIS REPORT:

The aim of this report is to provide the Lead Planning Officer and relevant parties with a singular point of reference in respect of the submitted material & the reasoning and clarifications in justification of the proposals.

BACKGROUND:

The approved Planning (2025/91147) decision included a Condition 12 related to is subject to an ongoing (to be determined) variation submission (2026/91957) which has yet to be determined.

The client has previously engaged another design team who had performed investigations prior to the approved planning application to which this discharge request pertains and is working closely with he Network Rail team working on the adjacent station and permanent way improvements and as such have been provided with the relevant permissions to utilise these historic and adjacent investigations in the delivery of their assessment.

The GD Pickels has been appointed as geotechnical engineering consultant who have performed the relevant assessment included within this application

REFERENCE MATERIAL (this discharge request):

- 26.11.11 - Condition P12_Discharge Report.pdf
- GDP-2371_ George Hotel_ Updated CMRA_Issue1_101126.pdf

OTHER MATERIAL REFERENCED:

The Following is referenced in the document “GDP-2371_ George Hotel_ Updated CMRA_Issue1_101126.pdf” for completeness and can be supplied upon request. For clarity this is referenced in the supplied report for completeness (it is the applicants understanding this is not required to be submitted as part of this application):

1. Phase 1 Contaminated Land Desk Study, 1620014217, Ramboll 2022;
2. Interpretive Site Investigation, Construction Evaluation, July 2023;
3. Technical Note – Geotechnical Assessment, Ramboll, July 2023;
4. Contaminated Land Interpretive Report, Ramboll, July 2023;
5. Scheme drawings including Matterport Survey;
6. Network Rail, Stage 2 Mining Report, Ref 178715, 9 October 2023. Inclusive of Evidence Files;
7. Solmek Phase 1: CMRA, Ref S250101, March 2025;
8. Solmek Phase 2: Site Investigation Report, Ref S250101, September 2025.
9. Coal Authority (trading as Mining Remediation Authority) letter following Planning Advice Service meeting on 24th August 2026, reference PAS00526.
10. Mine Plans (abandonment plans) reviewed on MRA Interactive Viewer.

Condition 12 – Wording & Background

Ref: 2025/48/91147/W – Condition 12
Date: 24.10.25
From: Kirklees Council Conservation
Officer: LPO Jillian Rann.

Condition 12 text:

12. No above ground development shall commence (excluding demolition of existing structures and site clearance) 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

b) 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.

Reason:

The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site.

This is in order to ensure the safety and stability of the development, in accordance with Policy LP53 of the adopted Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

Background to the formation of this condition

The LPO officers delecated report commented the following:

Mining Remediation Authority (formerly the Coal Authority)

Objection based on originally-submitted information, and advised that Coal Mining Risk Assessment Report required.

The Mining Remediation Authority was re-consulted following receipt of additional and revised plans/information and it responded that it 'withdraw its objection' subject to conditions. Informatives also recommended. Advise local planning authority of potential risk of mine gas and that this should be considered. Advice provided about potential implications if SuDS are proposed as part of drainage scheme.

Condition 12 – Applicant Response

PREFACE:

The applicant draws the LPO and their statutory consultees attention to the body of information which has been drawn together thus far which is a sizable amount over the last few years (referenced in this introduction Page 2 & the CMRA supplied with this application "2.0 Existing Reports".

CMRA ASSESSOR:

Due to the sizable body of investigative evidence mentioned above, GD Pickels has been appointed as geotechnical engineering consultant who have performed the relevant assessment included within this application.
This has been prepared by GD Pickles Technical Director Jay Fox with relevant SKEB declaration as follows: BEng (Hons) PGDWasteMgmt FGS CGeol EurGeol CEnv MCIWM SiLC (NQMS SQP)

CONCLUSIONS AND RECOMMENDATIONS:

The following is derived from the supplied document ref "GDP-2371_ George Hotel_ Updated CMRA_Issue1_101126.pdf" section 9.0

GDP consider that the Phase 2 Solmek Report and included CMRA [8] does not provide adequate evidence of mine workings or unstable ground beneath the Site and that the recommendations therein for stabilisation and further investigations are over precautionary and made in the absence of a comprehensive review of all available records.

Following review of the complete Network Rail Stage 2 CMRA and associated evidence files, along with additional mining related information provided by the MRA within PAS00526, it is further concluded that there is no evidence to suggest that mine workings are present below the proposed development including the proposed sub-station location. No mine entries are recorded close to the development.

On the basis of the above lines of evidence no further consideration of mining legacy risks to foundations or other matters relating to construction are required.

However, given the recorded mining legacy close to the site the possibility of unrecorded features such as unrecorded workings and/or mine entries must remain a consideration in the Construction Phase Plan. This particularly relates to the demolition stage where in any subsurface features such as unrecorded mine entries could be encountered, albeit unlikely.

It remains a recommendation that if piles are to be used in the foundation design that these are designed to penetrate the coal seam to at least 2.0m beyond into competent sandstone rock of the Soft Bed Flags. The possibility of additional grout take has been highlighted in Geotechnical Risk Register.

At the time of writing and following comments made by the LPA the issue of hazardous permanent gases remains under assessment to determine the correct Characteristic Situation for the design of any gas protection to be included in the design of ground floors and basements.

Appendix 1

Shaping places that have
a positive impact

Appendix 1

See GD Pickles report supplied with this application ref "*GDP-2371_ George Hotel_ Updated CMRA_Issue1_101126*" – Screenshots below for reference:

GDP-2371/R02

10th November 2026

Alex Whitehead – Managing Quantity Surveyor

GMI Construction Group
Middleton House
Westland Road
Leeds
LS11 5UH

Dear Al

GDP-2371_ George Hotel_ Updated CMRA_Issue1_101126.pdf
GEORGE HOTEL HUDDERSFIELD – UPDATED COAL MINING RISK ASSESSMENT
KIRKLEES COUNCIL PLANNING APPLICATION: 2025/48/91147/W

Please find herein an Updated Coal Mining Risk Assessment (CMRA).

1.0 PURPOSE OF UPDATED CMRA

This document has been prepared to accompany the Application to Discharge Condition 12.

This Report follows the final review of all available information as listed at Section 2.0 and completion of the Coal Authority (trading as Mining Remediation Authority) [herein referred to as the MRA] Planning Advice Service (PAS) process.

This Updated CMRA supersedes the conclusions and recommendations presented within the Phase 2 Site Investigation Report, Solmek, Ref S250101, September 2025.

This Updated CMRA also includes the proposed sub-station located adjacent to the hotel refurbishment.

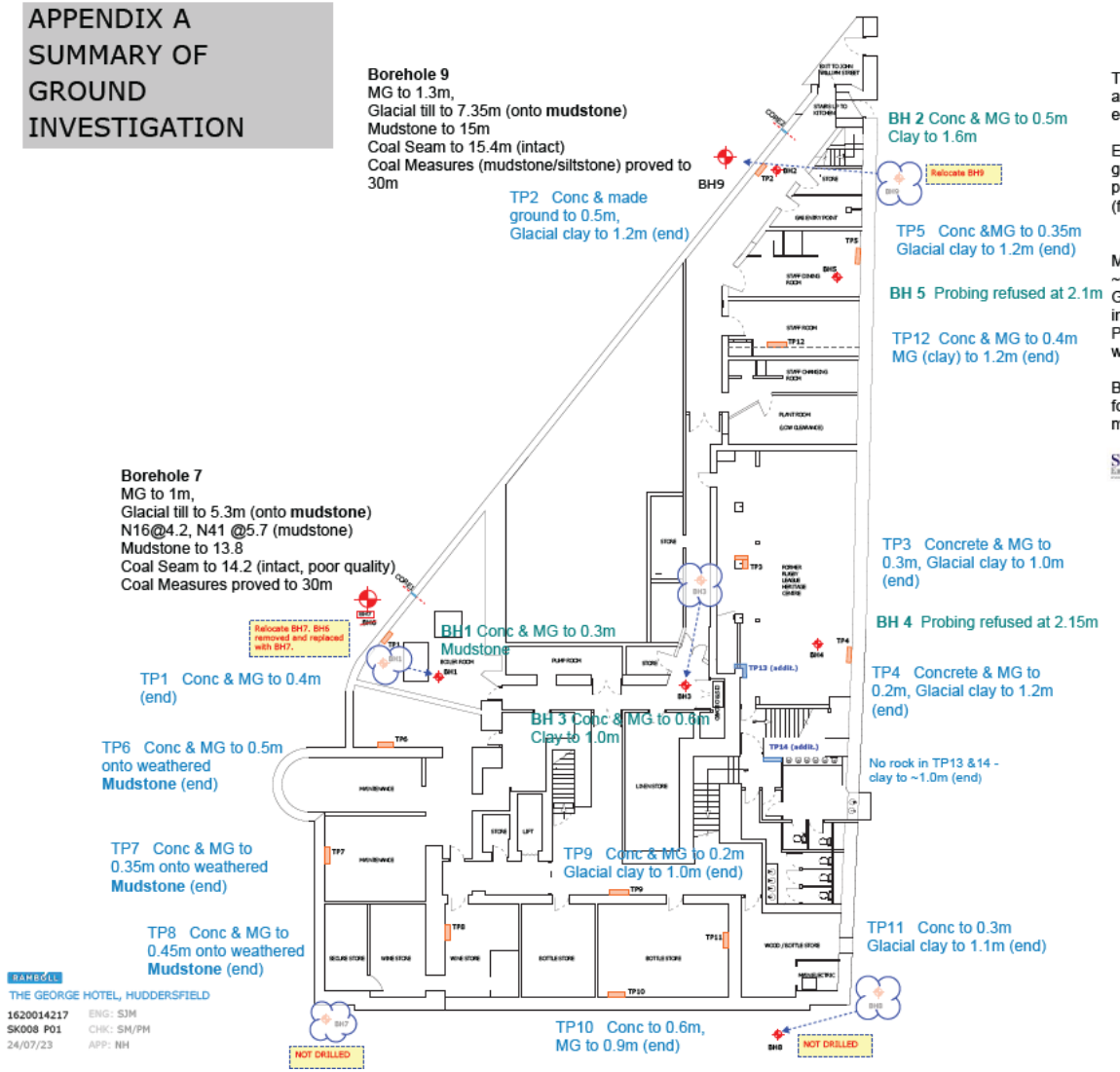
2.0 EXISTING REPORTS

The following Reports and information are available and have been reviewed when preparing this Updated CMRA:

- [1] Phase 1 Contaminated Land Desk Study, 1620014217, Ramboll 2022;
- [2] Interpretive Site Investigation, Construction Evaluation, July 2023;
- [3] Technical Note – Geotechnical Assessment, Ramboll, July 2023;
- [4] Contaminated Land Interpretive Report, Ramboll, July 2023;

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APPENDIX A
SUMMARY OF GROUND INVESTIGATION

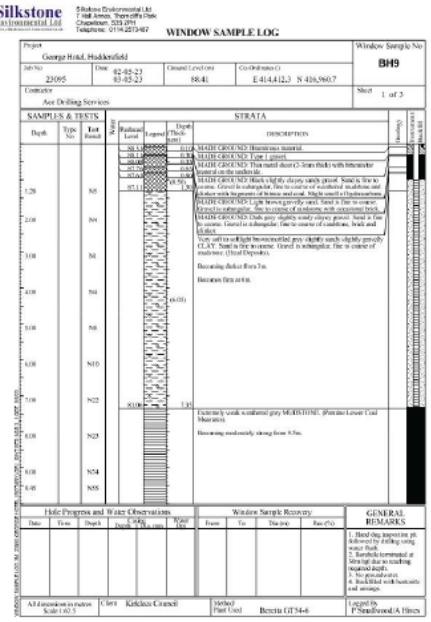


The GI comprised the internal inspection/foundation pits and internal 'boreholes' drilled using small window sample equipment and using hand held probing equipment.

External BHs were drilled (BH7 and BH9) for geotechnical, geo-environmental and mining risk purposes, and to allow the installation of monitoring wells (for gas and groundwater).

Mudstone proved over the southern part of the Site area ~ 300-500mm below slab level.
Glacial clay proved to depths ranging from 1m - 1.6m in investigation locations.
Probing terminated at a depth of approximately 2.1m within the eastern part of the Site.

Borehole 9 (GL 88.41, Slab level 81.4) implies that the foundations for the basement slab would be within the mudstone bedrock based on that location.



Shaping places that have a positive impact