The Coal Authority

INVESTOR IN PEOPLE

RTPI Learning Partner

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For the Attention of: William Simcock – Case Officer
Kirklees Council

[By Email: DC.Admin@kirklees.gov.uk]

13 March 2018

Dear Mr Simcock

PLANNING APPLICATION: 2017/62/92922/W

Erection of rear extension, erection of front and rear dormers and alterations to convert House of Multiple Occupation to 5 apartments (within a Conservation Area) at 30-32 Portland Street, Huddersfield, Kirklees, HD1 5PB

Thank you for your consultation email of 20 February 2018 seeking the views of The Coal Authority on the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department for Business, Energy & Industrial Strategy. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority Response: **Material Consideration**

The application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application, specifically historic unrecorded underground coal mining is likely to have taken place beneath the site at shallow depth.

The application is accompanied by a Coal Mining Risk Assessment report (October 2017, prepared by Demeter Environmental Ltd). Based on a review of appropriate sources of coal mining and geological information, the report identifies that the application site is potentially at risk from shallow coal mine workings.

However, we note that given the small scale of the new build element of the proposal, i.e. the two storey rear extension, the report author is satisfied that the risk posed by ground movement can be adequately addressed in this instance through the incorporation within

the development of appropriately designed strengthened foundations, as outlined in CIRIA publication 'Construction Over Abandoned Mine Workings'. The applicant should ensure that the foundations of the extension are designed by a suitably qualified and experienced engineer.

The Coal Authority welcomes the precautionary measures set out within Section 7 of the Coal Mining Risk Assessment Report which are recommended for adoption during ground works. Should any previously unrecorded mine entry be encountered during development, appropriate treatment will be required.

The Coal Authority Recommendation to the LPA

The Coal Authority is satisfied that the mitigatory measures as set out in the Coal Mining Risk Assessment Report are appropriate in this instance to address the coal mining legacy issues present at the application site. The Coal Authority therefore has **no objection** to the proposed development. However, we would expect ground conditions, foundation design and gas protection measures to be given detailed consideration as part of any subsequent Building Regulations application for the development

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

James Smith

James Smith *BSc. (Hons), Dip.URP, MRTPI*
Planning Liaison Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.