

Planning Reference 20/07928/FU

Proposed Development At: Land Adj To Harehills Lane, Harehills, Leeds, LS9 6EY

Proposal: Three storey health centre, including GP surgery and retail pharmacy, with associated car parking and landscaping.

Construction Discussion for the discharge of Planning Condition 20

Planning Condition 20:

In addition to the requirements of condition 18 and prior to first use of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Met Surveys Report

In order to discharge the above conditions, the client instructed Geotechnical Engineers Met Surveys to carry out additional Investigative works to confirm the presence of mine entries within the site boundary. They then provided a letter report dated 17th January 2023 (attached) with the below statement included:

*During the excavation works, the base of each trial pit was observed for evidence of a mine entry, however no such structure, treated or untreated, was identified. Met Engineers therefore conclude that the mine entry is **not** located within the investigation area, to the east of the existing fence line.*

Bridges Pound Site Attendance

Bridges Pound attended site on 2No. occasions during the foundation excavation works for review of the site conditions. During excavation works for the foundations to the building and retaining walls adjacent to Harehills lane there was no evidence of previous mine entries in the areas where foundations were excavated which supports the Met Surveys statement and findings.

In line with the above noted Met Surveys Report no further remediation was deemed necessary to the site in relation to the mine entries.

Directors:

Stuart M. Heaton BSc(Hons), CEng, MICE, MStructE

Damian Rafferty BSc(Hons), CEng, MStructE



Bridge House

141 Albany Road

CV5 6ND

Tel: 02477 719 547

8 Saint Thomas Street

London

SE1 9RS

Tel: 02081541943

Pennyhole West

Wharfebank Mills

Ilkley Road, Otley

LS21 3JP

Tel: 0113 274 0721