



The Coal  
Authority



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For the Attention of: Josh Kwok – Case Officer  
Kirklees Council

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

22 February 2021

Dear Mr Kwok

**PLANNING APPLICATION: 2020/60/93867/E**

**Outline application for erection of residential development and formation of new access; Adjacent Red Lea, 27 Church Lane, Mirfield, WF14 9HX**

Thank you for your consultation letter of 04 February 2021 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 of 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**

I have reviewed the proposals and confirm that 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, the Coal Authority records indicate that the application site is underlain by probable unrecorded coal mine workings at shallow depth.

The applicant has submitted a Phase 1: Coal Mining Desk Top Study Report (Geo-environmental engineering, 21 January 2021) to support their planning application. This report is informed by a mining and geological information for the application site and proposed development. This report has reviewed a Coal Authority Consultants Report, BGS borehole records and geological plans.

Following a review of this information the report identified a fault zone, which the report author states in their professional opinion has resulted in coal not being within influencing distance of the surface of the application site to impact the proposed development. The report author clearly concludes in their professional opinion that that the site is not at risk of potential coal mining related hazards.

On the basis of the professional opinion of the report author the Coal Authority has **no objection** to this planning application. However, further more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent building regulations application.

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

Yours Sincerely,

**George Weightman** | MSc, BSc (Hons)  
**Assistant Planning and Development 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.*