

Sent:

08 January 2026 15:28

Subject:

RE: [External] FW: 2024/91383 at location St Johns Church, Jackroyd Lane, Newsome, Huddersfield, HD4 6QU

Good afternoon

Thank you for your email regarding the above planning application.

As you are aware, the applicant previously submitted a Coal Mining Risk Assessment report in support of their application which concluded that possible unrecorded shallow coal mine workings pose a high risk of surface instability at the site. It went on to recommend the undertaking of intrusive ground investigations, in the form of the drilling of boreholes, in order to further assess the risk posed to the proposed development by any shallow mine workings present beneath the site. In consideration of this recommendation we withdrew our objection to the application subject to the imposition of conditions to secure the investigation of shallow coal mining legacy affecting the site, the undertaking of any necessary remedial works / mitigatory measures and the verification of the works carried out.

It is noted that Mark Lee of ONE17 DESIGN has suggested an alternative to our recommended condition. As I am sure you will have noted, somewhat confusingly Mr Lee's condition refers to contamination matters rather than coal mining legacy related land instability, and would appear to be reflective of a typical condition used to address possible unrecorded contamination on development sites. The condition requires a watching brief to be maintained and does not require the undertaking of any investigations.

Given the clear conclusions and recommendation contained within the applicant's Coal Mining Risk Assessment report, we do not consider the suggested alternative condition wording to be appropriate. As such, based on the information submitted, we remain of the view that it would be appropriate to impose our recommended conditions on any permission issued.

I trust that the above comments clarify our stance on the matter but please feel free to contact me if you would like to discuss the conditions further.

Kind regards,

James Smith MRTPI
Planning & Development Manager
Planning & Development Team

T: (01623) 637119

W: gov.uk/miningremediationauthority



Delivering for the communities we serve across England, Scotland and Wales

Office address: 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG

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.