



The Coal
Authority

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For the attention of: Ms L. Bearcroft – Case Officer

Kirklees Council

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

6 October 2025

Dear Ms Bearcroft

Re: Planning application 2024/60/92031/E

Outline application for erection of residential development, adoptable road and public open space at Headlands Works, Headlands Road, Liversedge, WF15 7NT - RECONSULTATION

Thank you for your notification of 24 September 2025 seeking the further views of the Coal Authority (trading as the Mining Remediation Authority) on the above planning application.

The Coal Authority response: FURTHER INFORMATION REQUIRED

As you are aware, the application site falls within the defined Development High Risk Area. Our records indicate that mine shaft 420423-021 is located within the northern part of the site and that the potential zone of influence of off-site mine shaft 420423-026 may encroach into the southern corner of the site. In addition, our information indicates that the site contains an outcropping coal seam, which is likely to have been subject to historic unrecorded mining activity at shallow depth beneath the site. This coal mining legacy poses a potential risk to ground stability and public safety.

You will recall from our initial consultation response letter of 7 August 2024 that we objected to the application. This was due to concerns that the proposed layout of development (under consideration by the LPA) had not been suitably informed by the presence of the recorded mine entries, with built development proposed within the potential zone of influence of the on-site shaft.

We went on to recommend the undertaking of intrusive investigations in order to locate and establish the condition of the recorded on-site mine shaft, to establish ground conditions and to enable the extent of the zones of influence of the shafts and corresponding no-build zones to be determined.

We note that the planning agent has sought to respond to our concerns in their 'MWA Statement to Coal Authority Objection' (April 2025, prepared by Martin Walsh Architectural). This document sets out a number of constraints which exist at present to the undertaking of the recommended investigations. It advises that these investigations will be carried out once the existing buildings are demolished and can be secured by means of a planning condition.

The Coal Authority's Planning & Development Team acknowledges the constraints to undertaking the intrusive investigations at the present time. However, it remains the case that the submitted document does not clearly demonstrate that the proposed development, for which approval of a detailed layout is sought, avoids the mine entries and their associated zones of influence.

Despite the above, we understand that since we initially provided comment, the LPA has received an amended Proposed Site Layout (Drawing no. RSHR MWA XX XX DR A 0003 P11), which now includes the location of the recorded mine shafts. We note that buildings have been moved further away from the on-site shaft, although this mine entry could be sited beneath the proposed surface water attenuation feature.

Whilst we welcome the apparent efforts made to reposition buildings away from the shafts, we must point out that our positions for these features are best plot positions. Due to potential plotting inaccuracies, the actual positions of the shafts could depart/deviate from their plotted positions by several metres (8m in the case of on-site shaft 420423-021 and 10m for off-site shaft 420423-026). The potential zones of influence (instability) associated with the shafts would then extend beyond these departure radii.

To demonstrate that the amended layout of development has been suitably informed by the recorded mine entries and to enable us to reconsider our objection to the application, the applicant should be requested to address the following:

- **A further Proposed Site Layout drawing should be submitted showing the plotted positions of the recorded mine shafts, their allotted departures and the extent of their associated zones of influence. As one of the factors that determines the size of zones of influence is the depth of superficial materials above rockhead, some limited initial intrusive investigations to obtain this data may be required should relevant ground data to assist in these calculations not presently be available.**
- **Due to its potential departure of 8m, there exists the potential for the on-site mine shaft to be present beneath the proposed surface water attenuation**

feature. For clarity and the avoidance of doubt, the applicant should provide confirmation that their technical consultant has considered the potential stability and public safety risks posed by the interaction between the shaft and the attenuation feature and considers these to be acceptable. You may consider it prudent to seek confirmation from the applicant that the treatment of the shaft in accordance with authoritative UK guidance (CIRIA C758D) will not compromise the drainage function of the attenuation feature.

We would be pleased to receive for further consultation and comment any additional information submitted by the applicant.

If you would like to discuss this matter further, please contact me on the above number.

Yours sincerely

James Smith *BSc. (Hons), Dip.URP, MRTPI*
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 and the electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority by the Local Planning Authority and/or information that 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 advisors for this development in relation to ground conditions and the acceptability of development.