



The Coal
Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Victor Grayson – Case Officer

Kirklees Council

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

9 September 2024

Dear Victor

Re: 2024/60/92168/E

Outline application for erection of residential development of 13 dwellings; land south of Leak Hall Barn, off Leak Hall Lane, Denby Dale, Huddersfield, HD8 8QU

Thank you for your notification of 23 August 2024 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. 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.

The Coal Authority records indicate that the site is likely to have been subject to historic unrecorded underground coal mining at shallow depth and that a thick coal seam outcropped across the site.

Voids and broken ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases.

The applicant has obtained appropriate and up-to-date coal mining information for the proposed development site; including a Coal Authority Mining Report, BGS geological mapping and BGS borehole data. This information has been used to inform the Phase 1 Environmental Desk Study & Coal Mining Risk Assessment Report (11 April 2024, prepared by RGS Ltd), which accompanies the planning application.

Based on this review of existing mining information, the Report correctly identifies both the thick coal seam, which outcrops at rockhead below the site and seams at greater depths below the site, which may have been worked.

Notwithstanding this, the Report confirms, that due to the thin and unworkable nature of the shallowest coal seam and that there would be sufficient rock cover above subsequent seams at greater depths, the site is not deemed to be at risk from shallow coal workings. Accordingly, no further works or precautionary measures are recommended.

The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions of the Phase 1 Environmental Desk Study & Coal Mining Risk Assessment Report are sufficient for the purposes of the planning system in demonstrating that the application site is safe and stable for the proposed development. The Coal Authority therefore has **no objection** to the proposed development. 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

Chris MacArthur *B.Sc.(Hons), DipTP, 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 coal mining 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.