



The Coal  
Authority

200 Lichfield Lane  
Mansfield  
Nottinghamshire  
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)

W: [www.gov.uk/coalauthority](http://www.gov.uk/coalauthority)

**For the attention of: Katie Chew – Case Officer**

Kirklees Council

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

2<sup>nd</sup> Septmeber 2024

Dear Ms Chew

**Re: Planning Application 2024/62/92238/W**

**Erection of agricultural livestock building and engineering works; Tib Netherend Farm, Wood Lane, Colne Bridge, Huddersfield, HD5 0PX**

Thank you for your notification of 20 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: **Fundamental Concern**

I have reviewed the site location plans, the proposals and the supporting information submitted and available to view on the LPA website. I can confirm that the site falls within the defined Development High Risk Area and that a Coal Mining Risk Assessment is required to be submitted to support this application.

Our records also show that the area of the site where built development is proposed lies within the boundary of a wider site from which coal has been removed by surface mining methods. Where such mining has taken place general settlement of backfill and differential settlement over / in the vicinity of buried opencast highwalls can occur, which in turn can result in damage to buildings and structures.

Our records also show that the site is in an area of likely historic unrecorded coal workings at shallow depth. If shallow coal workings are present then these may pose a potential risk to surface stability and public safety.

In accordance with the agreed risk-based approach to development management in the defined Development High Risk Areas, the applicant should be informed that they need to submit a Coal Mining Risk Assessment Report to support this planning application. As no relevant information has been submitted at this time the Coal Authority **objects** to this planning application.

***Please draw the applicants attention to the fact that the Coal Mining Risk Assessment needs to interpret and assess the coal mining risks present and should be based on up-to-date information on the recorded coal mining features on site. If the applicant merely submits a Non Residential Coal Mining Report, an Enviro All-in-One Report or other factual report, obtained from [www.groundstability.com](http://www.groundstability.com) or a similar product from private land search suppliers, this will not overcome our objection to the planning application.***

We take this opportunity to highlight that the Coal Authority considers that development should be sited in a manner that avoids buried opencast highwalls wherever possible. Whilst such features are often shown on Mine Abandonment Plans, it may be necessary for the applicant to undertake an initial phase of intrusive investigations in order to establish whether any such features are present within the application site. The results of these investigations should then be incorporated into the required Coal Mining Risk Assessment in order to demonstrate that the detailed development proposals have been suitably informed by the presence of any buried highwalls present.

The Coal Authority would be very pleased to receive for further consultation and comment any additional information submitted by the applicant.

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

Yours sincerely,

**Peter Woodcock** | *BSc (Hons), AssocRTPI*  
**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 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.