



The Coal  
Authority

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**For the attention of: Nicole Helliwell, Case Officer**

Kirklees Council

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

28<sup>th</sup> April 2025

Dear Nicole,

**Re: Application 2025/44/90383/E**

**Discharge of details reserved by conditions 4 (Phase I Desk Study Report), 5 (Phase II Desk Study Report), 9 (Remediation works) on previous permission 2023/93271 for erection of extension and alterations to ancillary buildings to create dwelling forming annex accommodation associated with Lower Crawshaw Farm, Stringer House Lane, Emley, Huddersfield, HD8 9SU; Lower Crawshaw Farm, Stringer House Lane, Emley, Huddersfield, HD8 9SU**

Thank you for your notification of 7<sup>th</sup> April 2025 seeking the views of the Coal Authority on the above.

Condition 9 of the approved consent is relevant to coal mining activity and is the subject of our comment, its states;

*9. No development shall commence until;*

*a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and*

*b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.*

*The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.*

The ADP Planning Conditions Statement directs us to consider the details and findings presented by consultant Lyons CMC Coal Mining Risk Interpretation Report dated 5<sup>th</sup> February 2025. The report presents the findings of a rotary intrusive borehole investigation which was designed to target the Flockton Thin seam which was identified as the only anticipated shallow coal seam to be of affect to ground instability at the surface. Three boreholes were advanced and encountered an intact coal seam at 7.4 to 7.6m depth of between 0.5 and 0.7m in thickness. We note that a Mining Remediation Authority Permit ref: 29346 was obtained in order to undertake these works.

The report author comments that;

*'No signs of underground shallow workings or unstable ground were encountered at any of the three borehole locations. Given the apparent poor quality of the coal seam, shallow un-recorded workings are considered a low probability.'*

In conclusion, the competent person states;

*'Although (what is believed to be) the 'Flockton Thin' coal seam is present at a relatively shallow depth of the proposed development, the three boreholes undertaken have proved stable ground conditions in the areas investigated across the proposed footprint area. Given the findings the risks of shallow voids to compromise stability in this instance is considered low, and usual foundations can be considered...'*

With respect to recommendations the consultant advises;

*'It should be noted however that a further watching brief should be employed during future foundation/ground works for any signs of unstable ground or bedrock throughout areas not covered by this investigation. If encountered then further investigations may be required and foundation designs may need to be reconsidered'. And furthermore that;*

*'No signs of any mine entries were observed during the investigation, however slight risks are always present within the exposed coalfield for discovering such features. Watching briefs would be prudent during future ground works for any associated signs of either an old mine shaft or adit.'*

On the basis of the findings, the professional judgement of the competent person and the statements made within the report I can confirm that in regards to mining instability matters the Coal Authority's Planning Team consider that **the applicant has satisfactorily demonstrated compliance with the requirements of Condition 9.**

We would welcome the opportunity to comment on any future application made to discharge Condition 10 which requires a final signed statement or declaration that the site is, or has been made, safe and stable for the approved development.

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

Yours sincerely,

*Leigh Sharpe*

**Geotechnical & 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.*