



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: Emma Thompson, Case Officer

Kirklees Council

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

19th November 2025

Dear Emma,

Re: Application 2025/44/90608/E

Discharge of details reserved by conditions 3 ((Phase I Desk Study Report), 4 (Phase II Intrusive Site Investigation Report), 5 , 6, 7, 9 (Remediation Strategy), 10 (intrusive site investigations) on previous permission 2024/91507 for erection of agricultural building; Thorncliffe Farm Shop, 1 Westfield Lane, Emley Moor, Huddersfield, HD8 9SZ.

Thank you for your notification of 31st October 2025 seeking the views of the Coal Authority on the above. Conditions 9 and 10 are coal mining activity related and relevant to our consideration, they state:

9. No above ground 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 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.

10. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Supporting this application is a letter report from G&M Consulting dated 18th August 2023, Ref, C593/01/ATS which describes the findings of a shallow mining investigation undertaken on a site immediate adjacent to the area of the current application. This point has been acknowledged on the application form and a separate letter prepared by Geo2 Remediation Limited, who commissioned the earlier investigation, accompanies the submission dated 19th February 2025, Ref. 25.1407.2.1. The later was provided to ensure Geo2 were satisfied that the work undertaken by G&M Consulting remained valid for the current site and they confirm this is the case:

'Geo2 consider that the conclusions of each of the reports issued in 2023 remain appropriate to inform a planning assessment.'

Geo2 recommend that: *'a watching brief is maintained during the development work, and that all surfaces exposed during construction of the foundations or areas external to the new build, are examined by a suitably qualified person, for evidence of such activity.'* that activity being recorded opencasting which is recorded in proximity of the site. In the case that such evidence is found within influencing distance of the foundations the advice of geotechnical specialists must be sought.

In respect to the risk posed from shallow mining, we note that the G&M Consulting report following drilling of the site confirmed that: *'No evidence of voided or soft strata, broken ground or loss of flush was noted during the drilling of the boreholes... Based on the evidence of the two boreholes drilled it does not appear that the site is adversely affected by shallow mine workings within the seams of coal encountered at the locations drilled.'*

Given the results presented and the professional views of the competent persons reporting it is the Coal Authority Planning Teams view that **the applicant has, in respect of mining instability, satisfactorily demonstrated compliance with both Condition 9 and 10.** Condition 9 required implementation and did not require the submission for approval of matters in writing, **regarding Condition 10 we have no objection to the LPA discharging that condition as and when it see fit.**

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

Yours sincerely,

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.