



The Coal
Authority

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For the attention of: Liz Chippendale – Case Officer

Kirklees Council

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

16th May 2025

Dear Ms Chippendale

Re: Planning Application 2025/62/90618/W

Erection of temporary single storey office /induction building, the provision of parking for approximately 200 cars, EV charging stations and associated lighting and utilities; Kirklees Council Building Services, Flint Street, Fartown, Huddersfield, Kirklees, HD1 6LG

Thank you for your notification of 1 May 2025 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: **Substantive 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.

The Coal Authority records that the site is in an area of historic recorded and likely unrecorded coal workings at shallow depth. Voids and broken ground associated with such workings may pose a potential risk to surface stability and public safety.

Our records also indicate that there is a recorded mine entry reference 414418-003 within 20m of the southern site boundary. We hold no treatment details for this feature and its recorded position may be subject to significant departure. Untreated mine entries also pose a potential risk to surface stability and public safety.

We note that this application is accompanied by a Mining Risk Assessment report prepared by Crouch Waterfall and Partners Limited, dated 9th February 2024; however, we do not consider that this adequately addresses the impact of coal mining legacy on the proposed development and we therefore **object** to the proposal.

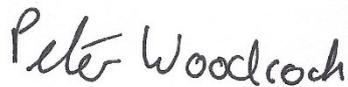
Whilst the Coal Authority notes the professional opinions expressed in the Mining Risk Assessment, and acknowledge the report was produced to inform Transpennine Route Upgrade – W3 & W4. We wish to highlight that the report appears to refer to wider development and does not relate to the specific development currently proposed for the erection of temporary single storey office /induction building, the provision of parking for approximately 200 cars and EV charging stations and associated lighting and utilities;

In light of the above and 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 the current planning application proposal. This assessment should be prepared by a suitably qualified person. Without such a risk assessment, the Coal Authority does not consider that the LPA has sufficient information to determine this planning application.

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 purposed 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.