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: Liz Chippendale – Case Officer
Kirklees Council

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

10th September 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, HD1 6LG - RECONSULTATION

Thank you for your notification of 29 August 2025 seeking the further views of the Coal Authority (trading as the Mining Remediation Authority) on the above.

The Coal Authority response: **Material Consideration**

The Coal Authority previously objected to this application in a letter dated 16th May 2025 as no site specific Coal Mining Risk Assessment was submitted by the applicant to support the application.

We note that this application is now accompanied by a Mining Risk Assessment report prepared by Transpennine Route Upgrade and dated 20th August 2025. The report has been based upon a review of coal mining and geological information and identifies the presence beneath the site of recorded shallow mine workings in the Soft Bed coal seam and the potential for unrecorded coal mine workings in the shallower Hard Bed coal seam.

The report also identifies the presence of mine shaft 41418-003 in the vicinity of the southern boundary of the site.

The report considers that there a sufficiency of rock cover overlying the mine workings in the Soft Bed coal seam to minimise the risk of void migration affecting surface stability. Whilst the report accepts that the Hard Bed coal may have been worked to its crop position within the site, the report author considers that any settlement due to such workings is likely to have ceased. They also highlight that no excavations are planned for the installation of the temporary modular facility and that it would add no additional loading over that of the masonry two storey structure which formerly occupied the site.

Furthermore, in respect of the mine shaft 41418-003, the report author considers that its associated zone of influence is not considered to pose a risk to the proposed temporary modular office with parking and charging facilities.

As such, the author comments that *"this Mining Assessment Report considers that the risk associated with historic mining at this site is not increased by interventions proposed as part of this Flint Street Hub temporary development."* They go on to conclude in their professional opinion that *"it is not considered that any further ground investigation is required at this site to provide further mining assessment with respect to the development proposals detailed above."*

Based on the information now submitted and the professional opinions contained therein, and taking into account the minimal groundworks/foundations proposed and the temporary nature of the building which will be positioned in part of the site formerly occupied by a masonry building, the Coal Authority's Planning & Development Team wishes to **withdraw its objection** to this application.

Mine Gas

It should be noted that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel.

However, the Coal Authority does recommend that, should planning permission be granted for this proposal, the following wording is included as an Informative Note on any planning permission granted:

Informative Note

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries .

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242.

Further information is available on the Mining Remediation Authority website at: https://www.gov.uk/government/organisations/mining-remediation-authority

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.