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: Edward Cheseldine – Case Officer
Kirklees Council

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

21st October 2025

Dear Mr Cheseldine

Re: Planning Application 2025/62/90673/E

Erection of detached warehouse; Adj, 7 Halifax Road, Millbridge, Liversedge, WF15 6JQ

Thank you for your notification of 3 October 2025 seeking the views of the Coal Authority (trading as the Mining Remediation 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: **Material Consideration**

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.

The Coal Authority's information indicates mine entry reference 420423-017 within 20m of south western boundary of the site. 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.

Our records also indicate that the application site lies within influencing distance of recorded underground shallow coal workings to the south west, which pose a potential risk to surface stability and public safety.

We note that this application is accompanied by a Coal Mining Risk Assessment report prepared by Michael D Joyce Associates LLP, dated September 2025. The report has been based upon a review of coal mining and geological information, and identifies two mine shafts are present approximately 15m (420423-017) and 23m southwest of the site according to their plotted position in our Consultant's report in appendix 1 of the report. The report author also comments that *"There has been mining close to the site in both the Silkstone Coal and Black Bed Coal, but neither of these seams were worked directly below the site."*

In respect of the plotted position of shaft reference 420423-017 the report author details that *"Allowing for the fact that there may be some uncertainty regarding the position of these shafts, they are both likely to be too distant to affect the proposed development."* On this basis the report author concludes in their professional opinion *"Based upon the MRA report and associated documentary evidence, the site is considered to be unaffected by past mining activity."* They do however recommend that a watching brief during groundworks in respect of any coal seams or unrecorded mine entries.

The Coal Authority Recommendation to the LPA

The Coal Authority's Planning & Development Team considers that the content and conclusions of the Coal Mining Risk Assessment report to be sufficient for the purposes of the planning system in demonstrating that the application site is, or can be made, safe and stable for the proposed development. The Coal Authority therefore **do not object** to the proposed development. However, further more detailed considerations of ground conditions and foundation design may be required as part of any subsequent building regulations application.

Should planning permission be granted for this proposal, we request that the following wording is included as an Informative Note on any decision notice:

Shallow coal seams

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

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.

SuDS

Where SuDS are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

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.