



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: Joanna Rednall – Case Officer

Kirklees Council

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

1st December 2025

Dear Ms Rednall

Re: Planning Application 2025/62/91081/W

Erection of livestock shelter; Meltham House Farm, Tenter Hill, New Mill, Holmfirth, HD9 7HF - RECONSULTATION

Thank you for your notification of 18 November 2025 seeking the further views of the Coal Authority (trading as the Mining Remediation Authority) on the above.

The Coal Authority response: **Material Consideration**

We previously commented on this application in a letter dated 21st May 2025 and requested that the scope of the recommended intrusive site investigations entailing boreholes, include works to confirm the depth and condition of shallow coal seams and workings. This was in the absence of further comments regarding confirmation that the applicant's technical consultant was satisfied that the proposed foundation solution would adequately mitigate against mining legacy related ground movement at the site.

We note that the application is now accompanied a Rotary Drilling Report, prepared by GeoInvestigate Limited and dated November 2025. The report presents the finding of intrusive investigation undertaken on site to assess the shallow coal mining situation. These works were carried out under Coal Authority permit reference 30510.

Two boreholes were drilled on site to a maximum depth 15m and the report authors comments that, *“no evidence of shallow coal seams or coal outcrop was identified in either borehole during drilling, possibly attributable to the site being below the level of the conjectured outcrop of the Soft Bed coal seam.”*

They go on to conclude in their professional opinion that *“drilling investigation has confirmed that mine working are absent within shallow depth below the new building and no further mitigation neither drilling investigation, special foundation design or drilling and grouting is required in the design of the new building with respect to coal mining legacy issues.”*

The Coal Authority Recommendation to the LPA

The Coal Authority's Planning & Development Team considers that the content and conclusions of the Rotary Drilling 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 **withdraws its objection** 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.

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 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.