



The Coal
Authority

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For the attention of: Elenya Jackson – Case Officer

Kirklees Council

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

24 July 2025

Dear Ms Jackson

Re: 2025/62/91126/E

Erection of two detached dwellings and detached single garage with associated external works (within a Conservation Area); 36 Oxford Road, Dewsbury, WF13 4LL

Thank you for your notification of 9 July 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: **Material Consideration**

I have reviewed the proposals and confirm that part of the application site falls within the Coal Authority's defined Development High Risk Area. Therefore within the application site

and surrounding area there are recorded coal mining features present at surface or shallow depths. The risk these features may pose should be considered as part of the planning process.

The Coal Authority records indicate that probable historic unrecorded shallow coal mining is likely to have taken place beneath the north / north western part of the site. In accordance with Drawing No. (20)004 – Block Plan, the two dwellings are just outside the High Risk Area; it is only the driveway / landscaping areas that lie within the High Risk Area.

The planning application is accompanied by a Coal Mining Risk Assessment Report (ES03762, 2nd July 2025) prepared for the proposed development by EnviroSolutions Ltd, which concurs with our records. Whilst we acknowledge the Development High Risk illustrated on Figure 3 of the Report, differs to that of our records (which indicate that the area extends further south to that shown on Figure 3), the area where development (where significant groundworks are required) is proposed lies within the Development Low Risk Area only.

Although the development proposed is outside of the defined Development High Risk Area as the site lies within an area where coal mining activity has taken place it is requested that the following wording is included as an Informative Note on any planning permission granted:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk)

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

Deb Roberts *M.Sc. MRTPI*
Planning & 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.