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For the attention of: Nicole Helliwell, Case Officer
Kirklees Council

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

1st August 2025

Dear Nicole,

Re: Application 2025/44/91383/E

Discharge of details reserved by condition 5 (findings of intrusive site investigations and remedial works) on previous permission 2023/91791 for erection of 2 stables and 1 tackroom following demolition of existing stables and equestrian storage building; Land Off, Long Lane, Flockton, Huddersfield, WF4 4BX.

Thank you for your notification of 16th July 2025 seeking the views of the Coal Authority on the above.

Condition 5, which is coal mining activity related states:

5. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

The applicant has supplied a letter report, dated 12th May 2025, (Ref. C754/01/ATS) prepared by consultant G&M Consulting following an intrusive mining investigation which

comprised three rotary open-holes, referenced BH01 to BH03 each drilled to depths of between 10m and 30m below ground level. A thin (0.3-0.4m thick) coal seam was encountered intact but described as 'dirty' indicating likely poor quality in all three boreholes at a depth of c. 5.7m which has been interpreted as representing the Middleton Main Coal. Conditions during drilling identified:

'No evidence of voided or soft strata, broken ground or loss of flush was noted during the drilling of the boreholes.'

G&M conclude in their report that:

'Based on the evidence of the three boreholes drilled it does not appear that the site is adversely affected by shallow mine workings within the seams of coal encountered at the locations drilled.'

They advise precautions by way of; *'...a watching brief is maintained during the development work, and that all surfaces exposed during construction of the foundations or areas external to the new build, are examined by a suitably qualified person, for evidence of such [Opencasting] activity.'* which if concerns are identified requires the notification to and advice from a geotechnical specialist.

On the basis of the reporting presented and the professional views expressed of a competent person I can confirm that the Coal Authority's Planning Team, in considering coal mining instability, has **no objection to the LPA discharging Condition 5** of the approved consent, as and when it considers appropriate to do so.

If you would like to discuss this matter further, please contact me on the above number.

Yours sincerely,

Leigh Sharpe

Geotechnical & 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.