



The Coal
Authority

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For the attention of: Danielle Cooper – Case Officer

Kirklees Council

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

05 August 2025

Dear Ms Cooper

Re: 2025/62/91937/W

Erection of single storey extension and associated alterations; Doctors Surgery, 71a Woodhouse Hill, Fartown, Huddersfield, HD2 1DH

Thank you for your notification of 24 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 that part of the site lies within an area of probable historic unrecorded shallow coal mining and a coal seam of workable thickness is recorded to outcrop at or close to the surface of the site that may have been historically worked from the surface of the site. These coal mining features could affect public safety and surface stability for the proposed development.

The planning application is accompanied by a Phase 1 Environmental Desk Study Report (C5064/25/E/7710, 27.05.2025) prepared for the proposed development by Rogers Geotechnical Services Ltd. The Report has been informed by an appropriate range of sources of historical, geological and coal mining information (Section 2).

Having carried out a review of the available information the report authors state that whilst the Coal Authority records suggests that the Black Bed coal seam is present as an outcrop across the centre of the site, based on geological records in the area these note that the Elland Flags are present across the site. As such, it is unlikely that the Black Bed coal seam is present as this is stratigraphically above the Elland Flags by approximately 130m according to the Generalised Vertical Section (Section 2.4.1). We note the professional opinions made.

The LPA should note the comments made within Section 2.4.2 – Non-Coal Mining: *“Underground mining is considered likely to have occurred within or close to the area. Potential for difficult ground conditions should be considered. It is of note that the Elland Flags have been worked as a building stone historically and given the Elland Flags may outcrop close to the surface there exists a remote possibility these may have been worked”.*

Mine Gas

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.

Sustainable Drainage

It should be noted that 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.

The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions of the Phase 1 Environmental Desk Study Report (C5064/25/E/7710, 27.05.2025) as summarised in Section 2.4.1 of the Report are sufficient for the purposes of the planning system in demonstrating, based on the professional opinion of Rogers Geotechnical Services Ltd, who having carried out a review of geological and coal mining information consider it is unlikely that shallow coal seams are present beneath the site and no remedial or mitigation measures have been identified. The Coal Authority has **no objection** to the proposed development based on the professional opinion provided by the report authors.

We consider it prudent that the LPA add the following wording as an Informative Note to the Decision Notice should the LPA grant planning permission:

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](#)

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

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.