



The Coal
Authority

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For the attention of: Nina Sayers, Case Officer

Kirklees Council

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

17th November 2025

Dear Nina,

Re: Application 2025/44/92451/E

Discharge of details reserved by conditions 6 (Phase I Desk Study Report), 11 (intrusive site investigation) on previous permission 2025/90052 for erection of detached dwelling; 21a Jagger Lane, Emley Moor, Huddersfield, Kirklees, HD8 9SY.

Thank you for your notification of 29th October 2025 seeking the views of the Coal Authority on the above. Condition 11 is coal mining activity related and relevant to our comment. It states:

11. No development shall commence until;

a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;

b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Although Condition 11 does not require the submission of written information we note that the applicant has provided a coal mining risk interpretation report for the development prepared by consultant Lyons CMC, dated 12th August 2025. This report is informed by a mining ground investigation comprising three rotary boreholes each drilled to 15m depth to intercept the coal seam (Second Brown Metal or Flockton Thick) deemed to present a possible stability risk to the site if worked.

The coal was encountered intact in all holes being described as 'dirty' by the driller, indicating a relatively poor-quality seam. Lyons CMC record that:

'No signs of underground shallow workings or unstable ground were encountered at any of the three borehole locations.' and that *'Water flush was maintained throughout drilling operations... with no signs of any geological faulting between the borehole locations'*

Lyons CMC conclude on the basis of the findings that:

'No other workable seam is anticipated below the 2nd Brown Metal seam within an influencing depth of the surface (with regard to historic mining void migration), therefore the site will be stable from the shallow mining aspect and no further associated considerations are necessary.'

The competent person reporting has concluded that no further works in relation to mining instability are required and the investigation required by Condition 11 part (a) has been undertaken. We also note that a Mining Remediation Authority permit was obtained (Ref. 30095) to carry out the investigation. The Coal Authority Planning Team are satisfied that **the applicant has satisfactorily demonstrated full compliance with Condition 11.**

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

Yours sincerely,

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.