



The Coal
Authority

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For the attention of: Ms J. Rednall – Case Officer

Kirklees Council

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

16 October 2025

Dear Ms Rednall

Re: Planning application 2025/62/92555/W

Installation of 2 Silos at 15 St Andrew's Road, Huddersfield, HD1 6SB

Thank you for your notification of 1 October 2025 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above planning application.

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

The application site falls partly within the defined Development High Risk Area. Therefore, within the application site and surrounding area there are coal mining features present at surface or shallow depths. The risk these features may pose should be considered as part of development proposals.

More specifically, our information indicates the north western part of the application lies in an area where historic unrecorded underground coal mining is likely to have taken place at shallow depth. Such workings can pose a risk to ground stability and public safety.

We understand that the proposed silos will be sited immediately adjacent to the existing building. Whilst foundation details have not been provided, we note that the silos will be sited on land which is currently hardsurfaced and may therefore not require significant groundworks or new foundations. As such, it could be argued that the proposal falls under Part B of our published exemptions list (exempt by nature of development), whereby a Coal Mining Risk Assessment would not be expected to be submitted in support of the application.

Despite the above, we note that the applicant has submitted a Coal Mining Risk Assessment (24 July 2015, prepared by SGM Structural Design Ltd) for consideration by the LPA. We are aware that this report was prepared for, and previously submitted in support of, planning application 2015/62/92014/W for the erection of the factory which now occupies the site. The report was considered acceptable by the Coal Authority's Planning & Development Team at the time of the previous application in 2015.

The report indicates that borehole investigations undertaken on site proved that coal underlies at least part of the site at a minimum depth of 13.16m. However, it points out that no evidence was encountered to indicate that these seams have been worked. As such, it advises that mitigation measures are not required in this regard.

In light of the above and considering the professional opinions expressed in the submitted report, the Coal Authority's Planning & Development Team wishes to raise **no objection** to this planning application. However, we request that the following wording is included as Informative Notes on any permission granted:

The site lies within an area that has been defined by the Mining Remediation Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

Under the Coal Industry Act 1994 any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Mining Remediation Authority since these activities can have serious public health and safety implications. Such activities could include site investigation boreholes, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain permission to enter or disturb our property will result in the potential for court action. Application forms for Mining Remediation Authority permission and further guidance can be obtained from: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property.

If any suspected coal mining feature is encountered on site, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: www.gov.uk/report-coal-mine-hazard.

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

Yours sincerely

James Smith BSc. (Hons), Dip.URP, MRTPI
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.