



The Coal  
Authority

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**For the attention of: Elenya Jackson, Case Officer**

Kirklees Council

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

12<sup>th</sup> November 2025

Dear Elenya,

**Re: Application 2025/44/92692/E**

**Discharge of details reserved by conditions 3 (Phase II Intrusive Site Investigation Report), 4 (Remediation Strategy), 5 (accordance with Remediation Strategy), 6 (Verification Report), 8 (Coal Mining Activity), 9 (Coal Mining Activity Statement) and 10 (BNG Assesment) of previous permission 2024/92723 for change of use and erection of extensions and alterations to convert stables to keeper/grooms quarter accommodation; Old Hall Stables, Timothy Lane, Upper Batley, WF17 0BA**

Thank you for your notification of 24<sup>th</sup> October 2025 seeking the views of the Coal Authority on the above. Conditions 8 and 9 are relevant to our consideration and they state:

*8. No development shall commence until; a) a scheme of intrusive 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 safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.*

*9. 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.*

In consideration of this application for discharge of details reserved by condition the applicant has submitted a completion report for the treatment of mine workings by consultant Groundsmiths, report ref. GUK-0525-03/Rp-002, dated July 2025. Between responding to the full planning permission application, a phase of ground investigation was undertaken in April 2025 by GA Site Investigation Limited. Whilst a copy of this report has not been provided and we have not had sight of it previously, the completion report provides a short summary. Only a single borehole was progressed, but it recorded encountering a void from 9.5 to 9.9m bgl and as a result a phase of remedial grouting was recommended. The Groundsmiths report describes the outcomes of these remedial works.

Groundsmiths summarise the works undertaken as follows:

*'In summary, a total of thirty on-grid positions were bored, with records provided by D&G indicating that a total of 480.0m of drilling was completed. Of these boreholes, twenty-five (~83%) recorded intact strata and coal, three (10%) recorded soft strata, and two (~7%) recorded broken ground. Where soft strata was recorded, no loss of flush was noted.'*

*'Contrary to the findings of the initial investigation, no voids were noted in any position.'* and furthermore:

*'No evidence of displacement because of faulting was noted within the coal seam encountered during the works.'*

Groundsmiths proceed to conclude that:

*'...grout consolidation in general accordance with guidelines prescribed in the aforementioned CIRIA documentation have been carried out to a standard consistent with the general approach taken for the treatment of shallow workings. On the basis of information provided by D&G, it is considered that the works presented herein demonstrate that betterment of the mining legacy to the Site has been achieved.'*

On the basis that the competent person reporting considers in their professional opinion the objectives of the work have been achieved the Coal Authority's Planning Team, in respect to mining related instability, **consider the applicant has demonstrated compliance with Condition 8 and the written statement required by Condition 9 duly provided.** We therefore have **no objection to the Local Planning Authority discharging**

**Conditions 8 and 9** as and when they see fit. Matters in relation to mine gas should be referred to the councils appointed specialist officers for advice.

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 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.*