



The Coal  
Authority

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**For the attention of: Edward Cheseldine – Case Officer**

Kirklees Council

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

9<sup>th</sup> January 2026

Dear Mr Cheseldine

**Re: Planning application 2025/62/92747/E**

**Erection of ancillary accomodation in field to rear at Land adj, 65 Huddersfield Road, Shelley, Huddersfield, HD8 8HG**

Thank you for your notification of 8 January 2026 seeking the views of the Coal Authority (trading as the Mining Remediation 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: **Fundamental Concern**

The application site falls within the defined Development High Risk Area (DHRA); therefore within the site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

More specifically, the Coal Authority's information indicates that the site lies in an area where historic unrecorded underground coal mining is likely to have taken place at shallow depth. Voids and broken ground associated with such workings may pose a risk to ground stability and public safety.

The Coal Authority records also indicates that the plotted position of on-site mine adit 420411-023 is located in the western part of the application site, with its potential zone of influence covering part of the site. We hold no details of any past treatment of this former coal mining related feature. Whilst an untreated or inadequately treated mine entry and its resultant zone of influence pose a significant risk not only to surface stability but also public safety, this feature is located away from the development. We note that within section 4 of the Design and Access Statement, it refers to a previous on-site survey that concludes no mine entries are present on site however, the Coal Authority records are still reporting this feature is present on site.

As we have been consulted on the application, we assume that the LPA considers that significant groundworks/ foundations were required to facilitate the building. Therefore, in accordance with the agreed risk-based approach to development management in the defined Development High Risk Areas, the applicant should be informed that they need to submit a Coal Mining Risk Assessment to support their planning application. As no relevant information has been submitted at this time, the Coal Authority's Planning & Development Team **OBJECTS** to this application.

We understand that the building has already been constructed on site. As such, the required Coal Mining Risk Assessment should outline what measures, if any, have been implemented as part of the development to address the safety and stability risks posed by coal mining legacy affecting the site.

**Please draw the applicant's attention to the fact that the Coal Mining Risk Assessment needs to interpret and assess the coal mining risks present and should be based on up-to-date information on the recorded coal mining features on site. If the applicant merely submits a Non Residential Coal Mining Report, an Enviro All-in-One Report or other factual report, obtained from [www.miningremediation.co.uk](http://www.miningremediation.co.uk) or a similar product from private land search suppliers, this will not overcome our objection to the planning application.**

We would be pleased to receive for further consultation and comment any additional information submitted by the applicant.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

*Bradley Shelton*

**Bradley Shelton**

**Apprentice Town Planner**

## General Information for the Applicant

The Coal Mining Risk Assessment needs to interpret the coal mining risks and should be based on up-to-date information of past coal mining activities in relation to the application site. A variety of Coal Mining Report products which provide baseline information on coal mining legacy risks are available from [www.miningremediation.co.uk](http://www.miningremediation.co.uk). A Coal Mining Risk Assessment should then take the information contained in the Coal Mining Report and interpret the risks identified specifically in relation to the proposed development.

This coal mining information you obtain from a Non-Residential Coal Mining Report, an Enviro-All-in-One Report or other factual report should then be used to assess whether or not past mining activity poses any risk to the development proposal and, where necessary, propose mitigation measures to address any issues of land instability. This could include further intrusive investigation on site to ensure that the Local Planning Authority has sufficient information to determine the planning application.

The Coal Mining Risk Assessment should be prepared by a “competent body”. A list of professional institutions of competent bodies can be found at: [www.gov.uk/planning-applications-coal-mining-risk-assessments](http://www.gov.uk/planning-applications-coal-mining-risk-assessments).

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of the Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from the Coal Authority’s website at: [www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property](http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property).

## 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.