



The Coal  
Authority

200 Lichfield Lane  
Mansfield  
Nottinghamshire  
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)

W: [www.gov.uk/coalauthority](http://www.gov.uk/coalauthority)

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

Kirklees Council

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

[Email copy to: Russell Napier - Applicant]

16<sup>th</sup> January 2026

Dear Mr Cheseldine

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

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

As you will be aware, the Coal Authority was contacted directly by email and telephone on the 15<sup>th</sup> January 2026 by the applicant, Russell Napier, advising us on the groundworks that were undertaken for the ancillary accommodation. We have responded directly to the LPA on the matter in the interests of expediency.

The Coal Authority response: **Material Consideration**

I have reviewed the site location plan, the proposals and supporting information submitted and available to view on the LPA website and can confirm that the application site falls within the defined Development High Risk Area.

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.

In addition, our records also indicated that the plotted position of on-site mine adit 20411-023 is located in the western part of the application site, with its potential zone of influence

covering part of the site. 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.

You will recall that we previously objected to the proposal in our initial consultation response letter of 9<sup>th</sup> January 2026 due to the lack of a Coal Mining Risk Assessment to identify and assess the risks posed by coal mining legacy to the proposed scheme of development.

Mr Napier has provided an email that has information around the groundworks undertaken on site for the ancillary accommodation. Within the email, Mr Napier stated that he levelled the ground by using gabions, then the area was infilled and a concrete slab layer on top and at no point significant groundworks were carried out. In addition, the applicant also goes on to state that the building is not a fixed structure and was placed on top of the slab.

Taking the above information into account confirming that no significant groundworks/foundations were carried out, the Coal Authority's Planning & Development Team is now satisfied that a Coal Mining Risk Assessment is not required to support the proposal in this particular case and we **WITHDRAW OUR OBJECTION** to this planning application.

However, we do recommend that, should planning permission be granted for this proposal, the following wording is included as an Informative Note on any planning permission granted:

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

***Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencingdistance-of-mine-entries>***

***Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation 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)***

***What is a permit and how to get one? -***

***<https://www.gov.uk/government/publications/permit-process/permit-process>***

***In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.***

***If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -***

***<https://www.gov.uk/government/publications/incidental-coal-agreement/guidancenotes-for-applicants-for-incidental-coal-agreements>***

***If any coal mining feature is unexpectedly 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: <https://www.gov.uk/government/organisations/mining-remediation-authority>.***

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

Yours sincerely

**Bradley Shelton**

**Apprentice Town Planner**

### **Disclaimer**

The above consultation response is provided by the Coal Authority as a Statutory Consultee and is based upon the latest available coal mining data on the date of the response, and electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to the Coal Authority

by the Local Planning Authority and/or 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.