



The Coal  
Authority

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**For the attention of: Nicole Helliwell, Case Officer**

Kirklees Council

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

13<sup>th</sup> May 2026

Dear Nicole,

**Re: Application 2025/44/92915/E**

**Discharge of details reserved by conditions 4 (external materials), 5 (boundary treatments), 6 (Phase I Desk Study Report), 7 (Phase II Intrusive Site Investigation Report), 8 (Remediation Strategy), 11 (coal mine workings), 13 (bat roosting), 18 (landscaping) on previous permission 2023/93067 for demolition of existing equestrian building and erection of replacement dwelling; Land At, Jill Lane, Mirfield, WF14 0DR**

Thank you for your notification of 24<sup>th</sup> April 2026 seeking the views of the Coal Authority on the above. Our particular interest lies with Condition 11, which states:

*11. 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 shallow coal mine workings, and;*

*a)[sic] 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.*

You will recall that we last commented on the discharge of Condition 11 in our consultation response letter of 10<sup>th</sup> November 2025 regarding application ref. 2025/62/93067/E. Whilst the reporting previously submitted and resubmitted with the current application identifies that the investigation element of the Condition has been completed, the situation identified in our last response appears unaddressed to date, that is, *'None of the reporting supporting this application provides evidence that the recommended grouting investigations have been completed in the manner advised'*.

The applicant has provided a copy of the drilling and grouting specification (previously unseen) prepared by consultant ARP Geotechnical Limited dated April 2026 showing the intention to undertake the remediation of shallow mineworkings. Also, checking with our own records, it would appear that a permit application has been made to undertake those works but nothing has yet been granted.

**Until such time as the remedial grouting has been completed and reported on satisfactorily, we do not consider that the applicant will have complied with the requirements of Condition 11 in full.**

Confirmation of the completion of all remedial and mitigation measures required to ensure the safety and stability of the development should accompany the statement / declaration prepared by a suitably competent person required for approval under Condition 12.

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.*