



The Coal
Authority

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For the attention of: Ms E. Jackson – Case Officer

Kirklees Council

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

2 December 2025

Dear Ms Jackson

Re: Planning application 2025/62/93080/E

Demolition of existing storage building and erection of detached dwelling (retrospective) Adj. 141 Toftshaw Lane, East Bierley, BD4 6QS

Thank you for your notification of 17 November 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 largely within the defined Development High Risk Area. Therefore, within the 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 the planning process.

More specifically, our information indicates that the site lies in an area where historic unrecorded underground coal mining is likely to have taken place in the past. Voids and broken ground associated with such workings can pose a risk to surface stability and public safety.

The application is accompanied by a Ground Investigation Report (Intrusive) (5 September 2025, prepared by Soil and Structures). This document indicates that intrusive investigations comprising the drilling of four open-hole rotary boreholes were carried out around the edge of the footprint of the partially built dwelling in order to enable the assessment of the risk posed by shallow coal mining legacy. These works were carried out under Mining Remediation Authority ref. 30219.

The report advises that a single 1m thick, intact coal seam, considered by the author to be the Blocking Coal, was encountered at shallow depth in each borehole. It advises that no evidence of mine workings was encountered during drilling.

Based on the results of the borehole investigation, the report comments at Section 6.1 that *'With respect to the shallowest coal seam, i.e. the Blocking Coal, given the lack of evidence of mine workings within these four rotary boreholes, it appears this seam was not extracted/mined beneath the Site and therefore, the risk of mining related instability is acceptably low.'* The report goes on to conclude at Section 7.0 that the risk posed by mining in general is 'Low' and no specific further remedial or mitigatory measures are considered necessary in this regard.

The Coal Authority recommendation to the LPA:

The Coal Authority's Planning & Development Team considers that the content and conclusions of the Ground Investigation Report are sufficient for the purposes of the planning system in demonstrating that coal mining legacy does not pose a significant stability risk to the development. The Coal Authority therefore has **no objection** to this planning application.

Should planning permission be granted, we request that the following Informative Note is included on the decision notice:

1 - Ground Investigations and groundworks

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.

2 - Requirement for Incidental Coal Agreements

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 from the Mining Remediation Authority. Further information regarding Incidental Coal Agreements can be found at: www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements.

3 - Shallow coal seams

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

Mine Gas

It should be noted that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development Team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel.

SuDS

Where SuDS are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

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.