



The Coal
Authority

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For the attention of: Elenya Jackson – Case Officer

Kirklees Council

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

23 December 2025

Dear Ms Jackson

Re: 2025/62/93210/W

Erection of one detached dwelling; Land Adj, 178 Deighton Road, Deighton, Huddersfield, HD2 1JJ

Thank you for your notification of 10 December 2025 seeking the views of the Coal 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: **Material Consideration**

I have reviewed the proposals and confirm that the application site falls within the Coal Authority's defined Development High Risk Area. Therefore within the application site and

surrounding area there are recorded coal mining features present at surface or shallow depths. The risk these features may pose should be considered as part of the planning process.

The Coal Authority records indicate that the site lies within an area of probable historic unrecorded shallow coal mining. This could affect public safety and surface stability for the proposed development.

The planning application is accompanied by a Ground Investigation Report (NE4118A, October 2022) prepared for the proposed development by Sub Surface North East Limited. The Report has been informed by the content and recommendations of the Geological and Mining Appraisal (NE4118, November 2021) which also accompanies this application, which highlights that it is possible that shallow coal mining has taken place beneath the site and the results of intrusive site investigations in the form of, but not limited to, 3no rotary boreholes drilled to a maximum depth of 30m. Borehole logs and a plan to illustrate where the boreholes were drilled are appended to the Report.

The report author informs that based on their analysis of the findings of the rotary drilling works, no evidence of coal workings (no voids, loss of flush etc) were encountered. The Report concludes that no ground stabilisation works or precautions are required in relation to mineworkings (Section 4.6.4).

We welcome the comments made by the report author that unrecorded mining features may exist within the application site and vigilance should be maintained during site preparation works. Should any unrecorded mine entries be encountered, they should initially be fenced off to make the area safe and appropriately assessed by an experienced engineer. Treatment of the mine entry will most likely be required. The Coal Authority will also need to be notified of any such findings.

Mine Gas

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.

Sustainable Drainage

It should be noted that 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.

Please note that any comments that the Coal Authority may have made in a Planning context are without prejudice to the outcomes of a Permit application.

The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions of Ground Investigation Report (NE4118A, October 2022) are sufficient for the purposes of the planning system in demonstrating (based on the professional opinion of Sub Surface North East Limited) informed by the findings of intrusive site investigations, that the application site is safe and stable for the proposed development. The Coal Authority has **no objection** to the proposed development.

We consider it prudent that the LPA add the following wording as an Informative Note to the Decision Notice should the LPA grant planning permission:

If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](#)

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

Yours sincerely

Deb Roberts *M.Sc. MRTPI*
Planning & 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.