



The Coal
Authority

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For the attention of: Kerri Simpson – Case Officer
Kirklees Council

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

21 April 2026

Dear Kerri

Re: Planning application 2025/62/93452/E

Erection of detached dwelling and associated works (modified proposal) at Land adjacent 28 Stringer House Lane, Emley Moor, Huddersfield, HD8 9SU

Thank you for your notification of 8 April 2026 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above planning application.

The Coal Authority response: MATERIAL CONSIDERATION

The application site falls within the Development High Risk Area. Our 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 can pose a risk to ground stability and public safety.

We understand that the current application proposes a revised scheme of development to that previously approved at the site under planning application 2025/62/91232/E. The current application is accompanied by the same Coal Mining Risk Assessment (March 2025, prepared by RB Geotechnical) which supported the previous application.

Based on a review of coal mining and geological information, the report concludes that possible unrecorded coal workings pose a potential risk of instability at the site which could

affect the proposed development. It goes on to recommend the undertaking of ground investigations, in the form of the drilling of boreholes, in order to establish whether coal has been worked at shallow depth beneath the site.

We note that the current application is also accompanied by an Intrusive Coal Mining Assessment (December 2025, prepared by RB Geotechnical) which was previously submitted to address the requirements of coal mining legacy related conditions attached to planning permission 2025/62/91232/E.

The report indicates that three boreholes were drilled within the site to maximum depths of 25.0m bgl to investigate the shallow coal mining situation. It advises that a single coal seam, measuring 0.2m – 0.5m in thickness, was encountered in each borehole. The seam was found to be intact in all boreholes with no evidence of mine workings or voids encountered during drilling. In consideration of the results of the investigation, the report concludes that *'the risk of possible unrecorded mine workings beneath the site that could affect the proposed development is deemed to be Low. No further soil or ground remedial measures are deemed necessary related to possible past mining activity.'*

The Coal Authority recommendation to the LPA:

The Coal Authority's Planning & Development Team considers that the content and conclusions of the initial Coal Mining Risk Assessment, as supplemented by those of the subsequent Intrusive Coal Mining Assessment, are sufficient for the purposes of the planning system and meet the requirements of the NPPF in demonstrating that coal mining legacy issues are not significant within the application site and that it may be considered safe and stable for the proposed development. The Coal Authority therefore has **no objection** to the development proposed. However, more detailed considerations of ground conditions and foundation design may be required as part of any subsequent building regulations application.

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.

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 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.