



The Coal
Authority

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For the attention of: Ms N. Helliwell – Case Officer

Kirklees Council

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

19 May 2026

Dear Ms Helliwell

Re: Application 2025/44/93517/E

Discharge of conditions 7 (intrusive investigation), 9 (Phase I Desk Study Report), 10 (Phase II Intrusive Site Investigation Report), 11 (Remediation Strategy), 12 (Preliminary Risk Assessment), 13 (Verification Report), 14 (Noise), 16 (car park) on previous permission 2025/91797 for removal of condition 16 (car park use) on previous permission 2024/90153 at Flockton Green Working Mens Club, Barnsley Road, Flockton, Huddersfield, WF4 4AA

Thank you for your notification of 15 May 2026 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above application.

The Coal Authority response:

Our particular interest in planning permission 2025/91797 lies with Conditions 7 and 8, which state:

7. *No above ground development shall commence (excluding the demolition of existing structures) until;*
 - a) *a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity; and*

b) 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 made safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

8. *Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.*

We note that the applicant has applied to discharge Condition 7 in full. Whilst the condition does not require the submission of any information for approval, they have nevertheless submitted a Shallow Mining Investigation report (10 June 2025, prepared by G&M Consulting) for consideration by the LPA. This report indicates that three rotary open-hole boreholes were drilled at the site in May 2025 to investigate the shallow coal mining situation. These works were carried out under Mining Remediation Authority Permit ref. 29890.

The report advises that likely shallow mine workings were encountered during drilling at depths which pose a risk to surface stability. As such, it goes on to recommend that these shallow workings are stabilised by means of drilling and grouting prior to any development works being carried out.

The Coal Authority's Planning & Development Team welcomes the intrusive works carried out and we consider that part a) of Condition 7 has been satisfactorily addressed. However, no information has been provided to confirm that the required remedial works have been implemented, as required by part b). As such, the applicant has not demonstrated that Condition 7 has been complied with in full.

Confirmation of the completion of the necessary remediation works should be included in the statement / declaration that is required under Condition 8 to be submitted to and approved in writing by the LPA prior to the occupation / first use of the development.

The applicant should note that the Permission is required from our Permitting Team before undertaking the proposed remedial works (drilling and grouting) as these will disturb our property. Any comments that we may have made in a Planning context are without prejudice to the outcomes of a Permit application.

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.