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

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

22 July 2026

Dear Ms Jackson

Re: Application 2026/44/90376/E

Discharge of details reserved by conditions 3 (Phase I Desk Study Report), 4 (Phase II Intrusive Site Investigation Report), 5 (Remediation Strategy), 6 (Remediation Strategy), 8 (remediation works), 16 (drainage), 18 (CEMP) on previous permission 2025/90443 for erection of detached dwelling with associated car parking, secure cycle parking and refuse bin storage Adjacent 4a Bridge Street, Batley, WF17 5NU

Thank you for your notification of 21 July 2026 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above 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:

Our particular interest in planning permission 2025/90443 lies with coal mining legacy related Conditions 8 and 9, which state:

8. *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) 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.

9. *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 8. Whilst this condition does not require the submission of any information for approval, we understand that they have nevertheless submitted a Ground Investigation Report (intrusive) and Remediation Strategy (ref. 20549-R-001-V02, dated 4 February 2026, prepared by Soil and Structures) for consideration by the LPA.

The submitted report indicates that two rotary boreholes were drilled at the site to a maximum depth of 26.6m bgl to establish the presence/absence of coal or coal mine workings. These works were carried out under Mining Remediation Authority Permit ref. 30632.

The report indicates that only minor traces of coal were encountered in the boreholes, with no evidence of mine workings recorded during drilling. Based on the results of the investigation, the report concludes that coal mining related risks are acceptably low, the site is suitable for the proposed residential development, and that no further coal mining investigation or remediation measures are required in this regard.

In consideration of the information submitted and the professional opinions contained therein, the Coal Authority's Planning & Development Team considers that the requirements of Condition 8 of the issued consent have been satisfactorily addressed.

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.