



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

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

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

6 May 2026

Dear Ms Thompson

Re: Application 2026/44/90655/W

Discharge of details reserved by conditions 6 (Phase I Desk Study Report), 13 (intrusive investigation), 14 (intrusive site investigations) on previous permission 2024/93250 for erection of warehouse extension for storage of product containers/pallets at Huddersfield Textile Training, Textile House, Red Doles Lane, Huddersfield, HD2 1YF

Thank you for your notification of 22 April 2026 seeking the views of the Coal Authority (trading as the Mining Remediation) on the above application.

The Coal Authority response:

Our particular interest in this instance lies with Conditions 13 and 14 of planning permission 2024/93250, which state:

13. *No above ground 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 past shallow coal mining activity; 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 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.

14. *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 application is accompanied by a Coal Mining Risk Interpretation Report (13 June 2025, prepared by Lyons CMC). This report indicates that three boreholes were drilled at the site to investigate the shallow coal mining situation. These works were carried out under Mining Remediation Permit ref. 29724.

The report advises that evidence of shallow mine workings was encountered, which are considered to be associated with the Hard Bed coal seam. It notes that these workings are present at a depth where there is insufficient overlying rock cover to ensure surface stability. Accordingly, the report advises that a drilling and grouting exercise is required to stabilise the shallow workings.

We are therefore pleased to note that the application is also accompanied by a Grouting Validation Report (4 March 2026, prepared by Lyons CMC). This report confirms the completion of the recommended drilling and grouting exercise, what was carried out on a grid pattern across the footprint of the proposed building. These works were carried out under Mining Remediation Permit ref. 30595.

The report advises that 214 tonnes of grout was injected into the 95 treatment holes drilled and three verification test boreholes re-drilled, following on from the grouting process. With regards the efficacy of the works carried out, the report concludes '*we are satisfied that the site has been rendered safe and stable from the aspect of void migration to surface for the approved scheme of development.*' It does, however, highlight the need for established ground conditions at the site to be fully considered in the detailed design of the building.

In consideration of the information submitted and the professional opinions contained therein, the Coal Authority's Planning & Development Team would have no objection to the LPA discharging Conditions 13 and 14 of the issued consent, in terms of coal mining legacy related land instability matters, should it see fit.

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.