The Coal Authority

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For the attention of: [redacted], Technical Director
Miller Homes
Lapwing House,
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Calder Park,
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6th August 2025

[redacted]

Re: PAS00391 related to 2022/60/91735/W, Outline application for erection of a residential development at Land off, Rowley Lane, Lepton, Fenay Bridge, Huddersfield, HD8 0JU.

Thank you for your email and call yesterday regarding the above development and imminent plans to gain approval from your board to purchase the site.

You will recall that on 7th July yourself and colleagues including representatives from specialist consultant/contractor Sirius met with my colleague Chris MacArthur and myself to discuss findings from addition intrusive investigations, their assessment and development proposals.

Sirius have undertaken supplementary investigations (35 probe holes) and targeted coring near consultants FWS earlier investigation locations and found no evidence of shallow workings. These more recent findings suggest FWS likely misinterpreted fractured sandstone as shallow mine workings. In Sirius's professional opinion the further SI correlates with expected seam depths and supports a low-risk conclusion with respect to shallow mine workings. Given the evidence and investigation coverage across the site we were satisfied on

review that the evidence supported this and had no reason to disagree with Sirius's interpretation that drilling and grout remediation, as a general concern arising from unrecorded shallow coal mine workings, would now not be required.

As you are aware when we examined the national mining database here an anomaly remained concerning the recorded depth (4.6m) of a mine shaft just out with the site boundary (our ref. 419414-004), and a potential shallow underground roadway extending east into the site. The shaft depth did not align with other findings or coal seams.

The details of the anomalous roadway were referred internally here to our mining information managers for verification based on available source plan information. The roadway and possible associated drivages were corroborated to present a potential risk to the site, at least where insufficient competent overburden strata exist.

On 8th July I emailed your colleague [redacted] and yourself confirming a number of matters and advising of the relevant mine abandonment plans with the intention that, if these had not yet been reviewed, they could be obtained and then used to inform any subsequent targeted investigation. As a point of clarification regarding mine shaft 419414-004, this mine entry itself is not considered to present any risk to the current proposed development.

From our short discussion yesterday morning I understand that an application has been made for a Mining Remediation Authority Permit for a targeted investigation, and that its determination is imminent.

If you would like to discuss this matter further, please contact me on the above number.

Yours sincerely,

Geotechnical & 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.