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For the attention of: Katie Pickering – Case Officer
Kirklees Council

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

1 October 2026

Dear Katie

Re: 2026/44/92639/E

Discharge of details reserved by conditions 7 (coal remediation works/mitigation measures), 8 (Phase II Intrusive Site Investigation Report) and 9 (Remediation Strategy) on previous permission 2023/92966 for demolition of existing dwelling and erection of 97 dwellings including formation of a new access from Cliffe Lane, landscaping, public open space and all associated infrastructure and engineering works; land to the rear of 271 Cliffe Lane, Gomersal, Cleckheaton, BD19 4SB

Thank you for your notification of 30 September 2026 seeking the further views of the Coal Authority on the above.

The Coal Authority response: **Substantive Concern**

Condition 7 of the planning permission states:

'No development shall commence (excluding demolition) until any remediation works and/or mitigation measures to address the mine entries and the shallow mine workings, 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.'

You will recall that we previously objected to the LPA discharging Condition 7, specifically as no information had either been submitted or was available from the Council's website pertaining to the implementation of any programme of remedial measures.

Notwithstanding the above, and whilst we now note the supporting information contained in your email dated 30 September 2026, the merits of which may be considered acceptable, on the basis that the information is unable to confirm the implementation of the required remedial measures, the Coal Authority **is still unable to recommend the LPA discharge Condition 7.**

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, MRTPI*
Planning Liaison Manager

General Information for the Applicant

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available coal mining data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or 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.

