

Coal Recovery Reports - advice note for applicants for major development within the coalfield in Leeds

Following National Planning Policy Framework requirements, Leeds City Council has adopted a new policy which will mean you will need to provide a Coal Recovery Report for all major developments within the Coal Recovery Area. Ideally, this should form part of any pre-application discussion or submission to enable any implications to be properly considered.

The Coal Recovery Report will form part of the validation criteria for applications. This means that a planning application will not be validated and considered until this information has been provided.

Step 1

Check whether your application is within a Coal Recovery Area by checking the [coal resources map](#).

The following wards are in the “active coalfield” where coal is most likely to be found at recoverable depths on a development site:

| | |
|-------------------------------|----------------------|
| Killingbeck and Seacroft | Robin Hood & Ardsley |
| Garforth and Swillington | Morley South |
| Cross Gates and Whinmoor | Morley North |
| Temple Newsam | Beeston and Holbeck |
| Gipton and Harehills | City and Hunslet |
| Kippax and Methley | |
| Burmantofts and Richmond Hill | |
| Rothwell | Then all other wards |
| Harewood | |

Step 2

Search the British Geological Survey website <http://www.bgs.ac.uk/> for information. Contact the Coal Authority and purchase a Coal Mining Report (CON29M). This will state whether there is any coal under your site and roughly how deep it is.

Step 3

If there is no coal or it is a long way down eg 20 metres, or you can show the site is overlain by a hard rock cover, submit the Coal Mining Report with an assessment, highlighting this information, with your pre-application enquiry or planning application. Your application will be invalid if you do not provide the report and assessment.

Step 4

If there is coal and the coal is nearer to the surface or the situation is more complicated than in Step 3 above, you will need a Coal Recovery Report. This is a report which analyses the Coal Mining Report and other more detailed information and considers whether it is practical and financially viable to remove the coal from the site. The report must be prepared by a suitably qualified person who understands geology and engineering matters. You must submit the Coal Recovery

Report with your pre-application enquiry or planning application. Your application will be invalid if you do not provide this.

Step 5

Once submitted, your Coal Recovery Report will be sent to the Coal Authority for their consideration and comments. The Planning Officer may contact you to discuss these comments and their implications with you.

Step 6

If approving your application, Leeds City Council will decide whether the coal must be removed or not. If it is not possible to start the development until the coal has been removed then this may need a planning application in its own right. If the coal is to be removed you will also need to obtain a license from the Coal Authority.

Coal should be removed prior to or during development unless:

1. It can be shown it is not economically viable to do so, or
2. It is not environmentally acceptable to do so, or
3. The need for the development outweighs the need to extract the coal, or
4. The coal will not be sterilised by the development

You may also need to submit a [Coal Mining Risk Assessment Report](#), please refer to separate guidance.

Note:- Leeds City Council has to comply with national planning policy to extract coal where it is feasible and avoid sterilising/wasting it, by building over it. It can be advantageous to recover coal as part of the development, both financially and in improving ground stability. The [full policy](#) is available on our website as a Download, together with more [general information](#) about the policy, [Coal Recovery and Coal Mining Risk Assessment Reports](#).