The Coal Authority

INVESTOR IN PEOPLE

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For the Attention of: Mr Chris Johnston – Case Officer
Staffordshire Moorlands District Council

[By Email: planning@staffsmoorlands.gov.uk]

21 December 2018

Dear Mr Johnston

APPLICATION: DOC/2018/0152

Application for approval of details reserved by condition 3 and 7 in relation to SMD/2018/0334 (Proposed Dwelling on land to the southwest of Brooksview) at Brooksview, Tean Road, Cheadle, Staffordshire, ST10 1LS

Thank you for your consultation email of 19 December 2018 seeking the views of the Coal Authority on the above application.

The Coal Authority Response:

The Coal Authority's particular interest in this instance lies with Condition 7 of planning permission SMD/2018/0334 which states:

"*Before the commencement of works, a scheme of intrusive site investigations which is adequate to properly assess the ground conditions and the potential risks posed to the development by past shallow coal mining activity shall be undertaken. A report of the findings arising from the intrusive site investigations, the results of any gas monitoring and a scheme of proposed remedial works shall be submitted to and approved by the Local Planning Authority and any remedial works approved shall be implemented before the occupation of the development hereby approved*."

The discharge of condition application is accompanied by a Ground Investigation report (2 November 2018, prepared by GIP Ltd) which indicates that two rotary boreholes were drilled to maximum depths of 30m in order to investigate whether unrecorded mine workings are present beneath the site at shallow depth.

Whilst no definitive evidence of mine workings was recorded in the boreholes, the report author advises that a proof drilling and grouting exercise should be undertaken in order to

ensure that any unrecorded mine workings within the shallow Mans Coal Seam are suitably stabilised. We note that the applicant has also submitted what would appear to be a fee proposal from Forkers Ltd for the treatment of mineworkings.

The Coal Authority welcomes the applicant's apparent intention to undertaken remedial works. Unfortunately, however, the scheme of proposed remedial works, as specifically required by the planning condition, has not been submitted and, as such, no details of the proposed works (grout grid, grouting specification etc.) have been provided. The Coal Authority must therefore **OBJECT** to the LPA discharging Condition 7 of the issued consent.

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

Yours sincerely

James Smith

James Smith *BSc. (Hons), Dip.URP, 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:
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 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.

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 advisers for this development in relation to ground conditions and the acceptability of development.