The Coal Authority

INVESTOR IN PEOPLE

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For the Attention of: Hannah Hollins – Case Officer
Staffordshire Moorlands District Council

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

20 February 2020

Dear Hannah Hollins

PLANNING APPLICATION: DOC/2020/0010 CONDITIONS

Discharge of condition 5 of SMD/2019/0464 (Rear single storey extension. Demolition of a rear outbuilding. Application of insulated render to the facade. Installation of a canopy to the side.); Synergy Dental Care, 106 Tunstall Road, Biddulph, Staffordshire, ST8 6HN

Thank you for your consultation letter of 31 January 2020 seeking the views of The Coal Authority on the above planning application.

The Coal Authority's specific interests lie with condition 5 of issued consent SMD/2019/0464:

> *"Before the commencement of works, intrusive site investigations shall be undertaken in accordance with details to be submitted to and approved by the Local Planning Authority. Any remediation measures required as a result of the assessment of the details shall be undertaken before the commencement of the construction of the development in exact accordance with the approved details"*

The wording of this condition broadly reflects my recommendations to the LPA in my letter dated 20 September 2019, made on the basis of Coal Mining Risk Assessment Report (Earth Environmental, August 2019) submitted by the applicant.

The applicant has submitted a Completion Report: Rotary Site Investigation (TMGS, January 2020). We note that a Coal Authority Permit was correctly obtained for these intrusive site investigations which comprised of two boreholes sunk within the application site. The report author states that on the basis of the rock cover encountered, any unrecorded workings present no future instability risk.

On the basis of the information submitted The Coal Authority would have **no objection to LPA discharging condition 5** of the issued consent should they wish to do so.

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

Yours Sincerely,

George Weightman | MSc, BSc (Hons)
Assistant Planning Liaison Manager

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.