

From:

Date: 23 October 2019 at 12:23:17 pm BST

To:

Subject: [External] RE: Proposed development at Cheadle Equestrian Centre

Dear Ms Thompson

I refer to your email of 21 October 2019 regarding the above matter which followed on from our telephone conversation earlier in the day.

I note that a Coal Mining Risk Assessment (15 October 2019, prepared by EnviroSolution Ltd) is attached to your email. I have not reviewed the document in any detail as this represents a chargeable service, however, page 2 of the report confirms that it has been prepared by a competent person. The synopsis of the report provided by the author, Tom Craig, in his email to you of 15 October, identifies that the principal risks to the development are from the potential presence of unrecorded shallow coal mine workings and possible unrecorded mine entries. He indicates that site investigations (boreholes) are required to further assess this risk.

Based on the synopsis provided by Mr Craig, it would appear that the report addresses the main coal mining legacy issues identified by the Coal Authority as potentially affecting the site. If you would like the Coal Authority to review the report in full and to provide a written response regarding the adequacy of the report, this represents a chargeable service which lies outside our statutory responsibilities and is chargeable on a cost recovery basis. The fee for our advice, including preparatory work, administration costs and a written response, is **£210 (excluding VAT)**. This fee is based on a standard 21 day turnaround from the date of instruction, with confirmation of receipt of payment.

If you wish to proceed and agree to the terms & conditions set out in the attached guidance notes, please confirm your instruction by email to We will then issue you with a pro-forma invoice for payment.

As requested, I have attached to this copies of correspondence sent by email to Staffordshire Moorlands DC in respect of planning application SMD/2019/0088. These responses were issued on the dates stated on the letters.

I trust that the above information/comments are helpful, but please do not hesitate to contact me if you would like to discuss these matters further.

Regards

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

Planning Liaison Manager – Planning and Local Authority Liaison

W: gov.uk/government/organisations/the-coal-authority

From:
Sent: 21 October 2019 13:48
To:
Subject: FW: [External] ATTENTION JAMES!!!Coal Mining Risk Assessment - Cheadle

Kind regards

Jackie Hancock
Customer Service Team

E:
W: <http://gov.uk/coalauthority>



please don't print this e-mail unless you really need to.

From:
Sent: 21 October 2019 13:18
To:
Subject: [External] ATTENTION JAMES!!!Coal Mining Risk Assessment - Cheadle

Hello James,

Many thanks for your help this morning and the time youv'e spent explaining things. I have attached the report I have obtained.

If I could get your thoughts please. I know you sad there was a charge but if you could maybe give me a brief looking at it now if your decision has changed since we last spoke from now the report had been obtained the objection to be lifted.

On a separate note if you could please forward me on all the correspondence you have had with the council I imagine it has been with Benjamin Hurst. Any letters, Emails that were sent copies of those and include the times and dates and if they were responded to?

With kind regards Jenny @ Vecthom Sporthorses.

Begin forwarded message:

From:
Date: 15 October 2019 at 3:56:01 pm BST
To: "
Cc:
Subject: Coal Mining Risk Assessment - Cheadle

Good Afternoon,

Please find attached the CMRA for Cheadle Equestrian Centre.

The Coal Mining Risk Assessment for the proposed residential development at the Cheadle Equestrian Centre has concluded that the risk associated with coal mining related issues is

significant, based on the information obtained from the Coal Authority, and the assessment made by EnviroSolution.

The principal risks to the development arise from:

- the potential presence of unrecorded shallow mine workings associated with a coal seam (Cobble Coal) of workable thickness beneath the site and,
- the potential for unrecorded mine entries.

It has therefore been recommended that 3 no. rotary boreholes are advanced to a minimum depth of 20m across the site. Prior to the commencement of intrusive works, a Coal Authority Permit will be required for intrusive activities, which will disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits). The scope of works for the investigation will need to be submitted and approved by the Local Authority prior to the commencement of the intrusive works.

Regards
Tom

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