



The Coal
Authority



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For the Attention of: Ms A Berry – Case Officer
Staffordshire Moorlands District Council

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

19 May 2021

Dear Ms Berry

PLANNING APPLICATION: SMD/2021/0175

Erection of agricultural building with associated access track and infrastructure; Land East Of Meadow View Farm, Eaves Lane, Armshead

As you will be aware the Coal Authority have been provided with additional information to support the above application. This information has been submitted via email by Mr Adams of Adams Planning & Development Ltd.

The Coal Authority Response: Material Consideration

We last commented on this planning application in a letter to the LPA dated 19 April 2021.

We have now had an opportunity to review the letter dated 11 May 2021 and prepared by Mr Adams. In this letter Mr Adam confirms that the proposal will be constructed on a slab type foundation which will require only limited groundworks and on this basis he considers that the building would fall on our published exemptions list. It is also noted that the siting of the building appears to have been revised, although I am unclear which option the LPA are considering. Notwithstanding this, the applicant's agent has confirmed that the proposal will require minimal groundworks and on this basis we no longer consider that the submission of a Coal Mining Risk Assessment is necessary.

We do however, recommend that, should planning permission be granted for this proposal, the following wording is included as an Informative Note on any planning permission granted:

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/coalauthority

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

Yours sincerely

Melanie Lindsley

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI
Development Team Leader (Planning)

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.