



The Coal
Authority



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Learning Partner

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

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

20 September 2021

Dear Mr Johnston

PLANNING APPLICATION: SMD/2021/0420

**Proposed additional car parking area, associated landscaping and external lighting;
The Woodhouse Hospital, Lockwood Road, Cheadle, Staffordshire, ST10 4QU -
RECONSULTATION**

Thank you for your consultation letter of 13 September 2021 seeking the views of the Coal Authority on the additional information submitted in support of the above planning application, and the amended plans.

The Coal Authority Response: Material Consideration

The application site falls within the defined Development High Risk Area.

The Coal Authority records indicate that within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. In this instance the site is likely to have been subject to historic unrecorded underground coal mining at shallow depth. Our records also indicate one recorded mine entry (shaft) within, or within 20m of the planning boundary.

The applicant previously submitted a Coal Mining Risk Assessment (June 2021, prepared by Martin Environmental Solutions) in support of the development proposal. However, the Coal Authority considered that it did not adequately address the inter-relationship between the proposed layout and a recorded mine entry, which we confirmed could be within the planning boundary and within influencing distance of the car parking area. We therefore objected to the planning application.

Whilst we acknowledged that no built development was proposed, we confirmed the risk to public safety and property the shaft poses, with there being no commitment to investigate/remediate the shaft.

The Coal Authority now notes both the letter (dated 6 September 2021) from RGS Ltd and the revised layout drawing, which shows all of the car parking area outside the calculated zone of influence of the shaft. Consequently, and whilst it is accepted that the area corresponding with the zone of influence of the shaft may still be publicly accessible, in considering both the existing established use of the site and the amendments to the layout which have been made, the Coal Authority considers that a sustainable objection could no longer be justified and that a condition to ensure the investigation and remediation of the shaft maybe considered unreasonable. Consequently, the Coal Authority **withdraws its objection to this planning application**.

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

Yours sincerely

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, MRTPI*
Planning Liaison Manager

General Information for the Applicant

Building over or within the influencing distance of a mine entry (shaft or adit) can be dangerous and has the potential for significant risks to both the development and the occupiers if not undertaken appropriately. The Coal Authority would draw your attention to our adopted policy regarding new development and mine entries:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

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:

<https://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 coal mining 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.