



The Coal
Authority



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

[By Email: planning@staffs Moorlands.gov.uk]

7 October 2021

Dear Chris

PLANNING APPLICATION: SMD/2021/0594

Change of use and alteration of former agricultural buildings to form 1no. multi-generational dwellinghouse (Re-submission of applications SMD/2021/0212 and DET/20200061); Old Engine Farm, Perkins Lane, Dilhorne - RECONSULTATION

Thank you for your consultation letter of 30 September 2021 seeking the views of the Coal Authority on the additional information submitted in support of the above planning application.

The Coal Authority Response: Material Consideration

The application site falls within the defined Development High Risk Area; therefore 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. Specifically the site is likely to be affected by historic unrecorded underground coal mining at shallow depth and coal mining at shallow depth associated with a thick coal seam outcrop.

The applicant previously submitted a Coal Mining Risk Assessment (Sladen Associates, May 2021). Based on the information contained in the report, which recommended an intrusive site investigation be undertaken to confirm ground conditions, the Coal Authority recommended the LPA impose a suitable condition.

The Coal Authority now notes the submitted letter (dated 23 September 2021) from Sladen Associates, which confirms the undertaking of a rotary borehole investigation to confirm ground conditions.

On the basis that the report confirms that no coal seams or workings were encountered, **the Coal Authority is able to revise its recommendation** as was previously confirmed in our letter dated 27 September 2021

The Coal Authority REVISED Recommendation to the LPA

The Coal Authority considers that the content and conclusions of the submitted letter (dated 23 September 2021) from Sladen Associates meet the requirements of the planning system in demonstrating that the application site is safe and stable for the proposed development. The Coal Authority therefore **now has no objection** to the proposed development.

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

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.