



The Coal
Authority



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For the Attention of: Mr B Hurst – Case Officer
Staffordshire Moorlands District Council

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

20th December 2021

Dear Mr Hurst

PLANNING APPLICATION: SMD/2021/0802

Erection of a two-bedroom house; 58 Well Street, Cheadle

Thank you for your consultation letter of 08 December 2021 seeking the views of The Coal Authority on the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority Response: **Substantive Concern**

I have reviewed the site location plans and the proposals and supporting information available to view on the LPA website and can confirm that part of the site falls within the defined Development High Risk Area.

The Coal Authority records indicate that the site lies in an area of probable unrecorded underground coal mine workings at shallow depth. If shallow workings are present then those pose a potential risk to surface stability and public safety.

The Coal Authority previously objected to a similar application for the same site in a letter to the LPA dated 01st December 2020. I note that the application description has now been amended and revised plans have been submitted to accompany the new planning application.

The applicant has submitted some coal mining information to accompany the planning application; in this case an Enviro All-in-One report. However, this is a factual report only and this information does not provide any assessment of the potential risks posed to the development proposal by past coal mining activity. The Coal Authority therefore **objects** to this planning application.

In accordance with the agreed risk-based approach to development management in the defined Development High Risk Areas, the applicant should be informed that they need to submit a Coal Mining Risk Assessment Report, or equivalent report, to support this planning application. This assessment should be prepared by a suitably qualified person. Without such a risk assessment, the Coal Authority does not consider that the LPA has sufficient information to determine this planning application.

The Coal Authority would be very pleased to receive for further consultation and comment any additional information submitted by the applicant

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

Yours sincerely,

Peter Woodcock BSc (Hons)
Trainee Planning 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.