



The Coal
Authority



INVESTOR IN PEOPLE



RTPI
Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Ms L Jackson – Case Officer
Staffordshire Moorlands District Council

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

04 April 2022

Dear Ms Jackson

PLANNING APPLICATION: SMD/2022/0075

Proposed new dormer bungalow within the Domestic Curtilage of No 10 Meadow Drive; 10 Meadow Drive, Cheadle, ST10 1EQ

Thank you for your notification of 15 March 2022 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: Material Consideration

I have reviewed the proposals and confirm that 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.

The Coal Authority records indicate that part of the site lies within an area of probable unrecorded shallow coal mining. This could affect the safety and stability for the proposed development (Drawing No. 22/648/04 – Space About Dwellings).

The planning application is accompanied by a Coal Mining Risk Assessment, 07 March 2022 prepared for the proposed development by EnviroSolutions Ltd. The Assessment has been informed by an appropriate range of sources of information (Section 1.4) including the results of intrusive ground investigations to a site c.35m to the west of the application site (Section 3.1). Whilst a copy of the Third Party Investigations - Sladen Associates. Report on Phase 2 Ground Investigation. 7 Watt Place, Cheadle. January 2019. 18 1828 2 has not been submitted, the Assessment informs that a copy can be found under planning application DOC/2019/0004 on the Staffordshire Moorlands District Council planning portal.

Having carried out a review of the available information, the report author informs that based on their review of the available information, including the ground conditions encountered at only 35m west of this application site (no evidence of coal workings or coal mining voids), the risks associated with coal mining related issues at this current site are low and can be suitably mitigated through informed professional practice and vigilance during construction. No further investigations or remedial works have been identified.

The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions of the Coal Mining Risk Assessment, 07 March 2022 are sufficient for the purposes of the planning system (NPPF paras. 183 and 184) in demonstrating (based on the professional opinion EnviroSolutions Ltd that the application site is safe and stable for the proposed development. The Coal Authority therefore has **no objection** to the proposed development.

In the interest of public safety, it is requested that the following wording is included as an Informative Note on any planning permission granted:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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

Yours sincerely

D Roberts

Deb Roberts M.Sc. MRTPI

Planning & Development 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.

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.