



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]

19 April 2022

Dear Mr Hurst

PLANNING APPLICATION: SMD/2022/0143

Variation of conditions 2 & 12 of planning permission SMD/2017/0510 (Plot 2) at 121 Tunstall Road, Knypersley, ST8 7AA

Thank you for your consultation letter of 29 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**

The application site falls partly within the defined Development High Risk Area. The Coal Authority records indicate that there are two recorded mine entries (shafts 388356-001 and 388356-014) present within the northern part of the site.

You will be aware that the Coal Authority raised no objection to planning application SMD/2017/0510 subject to the imposition of a condition on any permission granted to secure the investigation and remediation of the recorded mine shafts, prior to the commencement of development. We are therefore pleased to note that our

recommendation is reflected in the wording of Condition 17 of the permission subsequently issued.

We note that the current application seeks to vary conditions attached to the issued consent to enable the built development to proceed at Plot 2 in accordance with revised plans. This would result in the use of an integral garage as living space and the creation of replacement parking provision. As these conditions relate to non-coal mining related matters, the Coal Authority's Planning & Development Team has **no specific comments** to make regarding these proposed revisions.

We understand from information submitted to our Licensing & Permissions Team, that the two recorded mine shafts present within the site were grouted and grout capped in 2020 under Coal Authority Permit 19845. As these features have now been appropriately treated, we would not expect the reimposition of the requirements of Condition 17 of SMD/2017/0510 on any new consent issued. However, for completeness of its files, the LPA may wish to seek details of the remedial works carried out from the applicant if they have not already been provided.

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

Yours sincerely

James Smith *BSc. (Hons), Dip.URP, MRTPI*
Planning and 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.