The Coal Authority

INVESTOR IN PEOPLE

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

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

16 January 2023

Dear Chris

PLANNING APPLICATION: SMD/2022/0658

Outline appliaction with some matters reserved for erection of a detached dwelling house; land to the rear of The Royal Oak, High Street, Dilhorne

Thank you for your consultation letter of 3 January 2023 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**

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 probable shallow coal mine workings.

The Coal Authority notes the Coal Mining Risk Assessment (Undated, author unknown), which accompanies this planning application. However, the assessment of the risks posed by coal mining legacy are not considered to be adequate to the Coal

Authority, specifically in regard to the risks posed by potentially unrecorded shallow coal mine workings.

Reporting within the report confirms a low risk from underground coal mining (probable at shallow depths). However, no comprehensive reasoning appears to be provided as to why that is considered to be the case, other than reference to an adjacent development, which apparently shows no structural compromise. Whilst the report does propose reinforced foundations, the Coal Authority considers that no justification can be given for the recommended foundation solutions without a full knowledge of ground conditions beneath the site.

Notwithstanding the above, the report does also not appear to have been informed by anything other than a Coal Authority Mining Report, with no reference to any geological information or stratigraphy. Consequently, the Coal Authority considers that the report should be revised and resubmitted to fully address these concerns.

The Coal Authority therefore **objects** to this planning application.

The Coal Authority Recommendation to the LPA

The information submitted fails to fully assess the risks posed by potential historic unrecorded shallow underground coal workings.

The applicant should assess whether or not past mining activity poses any risk to their development proposal and, where necessary, propose appropriate remedial measures to address land instability issues. This could include further appropriate intrusive site investigation to ensure that the LPA has sufficient information to determine the planning application.

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

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

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.