



The Coal  
Authority

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**For the attention of: Chris Johnston (case officer)**  
Staffordshire Moorlands District Council

[By email: ]

28 March 2024

Dear Mr Johnston

**Re: Planning application SMD/2024/0084**

**Change of use on partial ground floor and first floor from class E to class C5 short term let to accommodate 7 units. Proposed single storey extension and dormer to first floor at rear; 3 Alton Castle, Tape Street, Cheadle**

Thank you for your notification of 7 March 2024 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 for Energy Security and Net Zero. 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 Coal Authority's defined Development High Risk Area. Therefore within the application site and surrounding area there are recorded coal mining features present at surface or shallow depths. The risk these features may pose should be considered as part of the planning process.

In particular, the Coal Authority records indicate that the site is located within an area of probable shallow coal workings.

The planning application is accompanied by a Coal Mining Risk Assessment report (ref. M3805) prepared by Sub Surface and dated February 2024. We note that the report reviews relevant sources of coal mining and geological information.

The report sets out that the Woodhead (King) seam is anticipated to be at depth of approximately 43m below rockhead level and would be too deep to affect the surface stability of the site. The Rider coal seam (less than 0.4m thick) is anticipated to be at a depth of approximately 10m below rockhead level. It is uncertain whether the Rider seam is present as its outcrop is not shown on the BGS geological plan and according to BGS records is highly unlikely to have been worked.

Given the above, the report concludes that there is no potential for unrecorded shallow mine workings beneath the site that could affect the proposed development. No mitigation measures are proposed.

### **Mine Gas**

It should be noted that wherever coal resources or coal mine features exist there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel.

#### **The Coal Authority recommendation to the LPA:**

The Coal Authority's Planning & Development Team notes the conclusions of the Coal Mining Risk Assessment report (ref. M3805) prepared by Sub Surface and dated February 2024 that given the combination of the depth, outcrop location of coal seams and unlikelihood of being worked, there would be no risk to the proposed development. As such, the Coal Authority wishes to raise **no objection** to the application.

If you would like to discuss this matter further, please contact me on the above number.

Yours sincerely

*Iain Armstrong*

**Iain Armstrong** BA (Hons), Dip TP, MRTPI  
**Planning Liaison Consultant**

### **Disclaimer**

The above consultation response is provided by the Coal Authority as a statutory consultee and is based upon the latest available data and the electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority by the Local Planning Authority and/or information that has been published on the Council's website for consultation purposed 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 advisors for this development in relation to ground conditions and the acceptability of development.*