



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
(Planning Enquiries)

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

15 May 2024

Dear Mr Hurst

Re: Planning application SMD/2024/0148

Alterations and extension to existing dwelling house, extension of domestic curtilage and retention of detached garage at Paddock House, Eaves Lane, Cheadle

Thank you for your notification of 3 May 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

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.

More specifically, the Coal Authority's information indicates that a coal seam outcrops within the site, which is likely to have been subject to unrecorded mining activity at shallow depth in the past. Such workings can pose a risk of ground instability and may give rise to the emission of mine gases.

We understand that the current application seeks planning permission to alter and extend the dwelling approved under planning permission SMD/2021/0586, to enlarge its approved domestic curtilage and to retain a detached domestic garage within the proposed enlarged curtilage.

The current application does not appear to be accompanied by a Coal Mining Risk Assessment. However, we are aware that a Rotary Borehole Site Investigation Report (18 January 2022, prepared by Geoinvestigate Limited) was submitted to address coal mining legacy related conditions attached to planning permission SMD/2021/0586.

The previously submitted report indicated that boreholes drilled within the original application site did not encounter any coal seams, broken ground, or voids that could be indicative of mine workings. Based on these results, the report author was satisfied that no special foundations or ground treatments were required in respect of shallow coal mining legacy.

We note the close proximity of the extensions and garage to the positions of the boreholes referenced in the aforementioned report. As such, it may be considered reasonable to extrapolate similar ground conditions beneath the additional built development. We also note that despite the relatively large footprint of the garage building, this is of a pre-fabricated concrete panel construction with uPVC roof. We assume that it will not have required significant foundations given its relatively lightweight construction.

Taking the above factors into account and acknowledging that changes of use of land and householder development fall on our published exemptions list, the Coal Authority's Planning & Development Team wishes to raise **NO OBJECTION** to this planning application.

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

Yours sincerely

James Smith

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 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.