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For the attention of: Chris Johnston – Case Officer

Staffordshire Moorlands District Council

[By email:]

09 July 2024

Dear Chris

Re: SMD/2024/0304

Application for Approval of Reserved Matters following Outline Approval SMD/2022/0658, appearance, landscaping, and scale details comprising proposed detached dwelling.; LAND REAR OF, THE ROYAL OAK HIGH STREET, DILHORNE

Thank you for your notification of 2 July 2024 seeking the views of the Coal Authority on the above.

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**

As you are aware, the Coal Authority were consulted as part of the planning consultation process for outline consent: SMD/2022/0658. We raised no objections, subject to the LPA

imposing a suitably worded condition to secure the undertaking of intrusive site investigations for shallow coal mine workings; as recommended by Sladen Associates (report author of the Coal Mining Risk Assessment, February 2023) submitted by the applicant. We note that planning consent was granted following an Appeal and that the conditions were imposed (Condition 13 & 14).

As there are no recorded coal mining features that could affect the scale of development, the Coal Authority have no specific comments to make on this reserved matters application. However, we welcome the opportunity to comment on the applicant's subsequent discharge of condition application in due course.

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

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 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 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.