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

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

21st August 2024

Dear Mr Johnston

Re: Discharge of Conditions Application DOC/2024/0022

Discharge of conditions 1,4,5,6,8,9,10,11,13,14,15,16,17,18,19,20 and 21 relating to SMD/2022/0350; Vulcan Refractories Ltd, Draycott Cross Road, Brook Houses, Cheadle - Reconsultation

Thank you for your notification of 15 August 2024 seeking the further views of the Coal Authority on the above.

We previously commented on this discharge of conditions application in a letter to the LPA dated 2nd May 2024. In this letter, we commented on the Report on Ground Investigations (22 2521) dated March 2023, Specification for Treatment of Shallow Mineworkings report (22 2521-2) dated March 2023 and a Report On Shallow Coal Mining Stabilisation Works 23 2521-2 MC dated June 2023. The reports were produced by Sladen Associates and submitted by the applicant.

In respect of the above we requested additional commentary from the applicant's technical consultants to determine the risk posed to external areas of the site by past shallow coal mining and the risk posed to the development by the recorded mine adit.

We note that this consultation is in relation to the submission of further information pursuant to conditions 19 and 20 of the issued consent, for which our interest lies.



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We are aware that this discharge of conditions application is now accompanied by a Letter dated 20th June 2024 and prepared by Mr G L Dorrell of Sladen Associates. Mr Dorrell notes that the shallow seam (seam 1) beneath the site be investigated and treated under the proposed building and retaining walls. As such Mr Dorrell comments that *“where Seam 1 was encountered during the treatment works it was found to be solid and grout takes, as expected in this situation, were very low.”*

With regards to adit reference 399342-058 Mr Dorrell details that *“The CMRA and WAL reports concluded that the location of adit 399342-058 was likely to be further north than the CA plotted position. The GI investigated the CA position for the adit and concluded that it was not located within the proposed development area.”*

Mr Dorrell goes on to conclude that *“The risk posed to both the new structures on site and the site as a whole, by past mining activity, including the recorded adit, are below acceptable levels for this development and no further investigation or treatment is considered necessary.”*

On the basis of the information submitted, and the professional opinions of the report authors and additional letter commentary set out therein, the Planning team at the Coal Authority is satisfied that the requirements of Conditions 19 and 20 of the issued consent have now been satisfactorily addressed in terms of coal mining legacy related land instability matters.

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

Yours sincerely,

Peter Woodcock | BSc (Hons), AssocRTPI
Assistant 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.