



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

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

20 November 2024

Dear Chris

Re: Application DOC/2024/0083

Discharge of Conditions 21, 24 and 25 in relation to application SMD/2020/0563 at Land South of Turners Pasture, Cheadle

Thank you for your notification of 5 November 2024 seeking the views of the Coal Authority on the above application.

The Coal Authority response:

The application site falls partly within the defined Development High Risk Area (DHRA). The Coal Authority's information indicates that the southern part of the site lies in an area where historic unrecorded underground coal mining activity is likely to have taken place at shallow depth. Such workings can pose a risk to surface stability and public safety.

As such, the Coal Authority's particular interest in this instance lies with Conditions 24 and 25 of planning permission SMD/2020/0563, which state:

24. *No development shall commence until;*

- a) *a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;*
- b) *any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on*

site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

25. *Prior to the occupation of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority and approved in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.*

We understand that the applicant has submitted a Report on Mining Investigation (September 2024, prepared by Spilman Associates) to address the requirements of the aforementioned conditions. This report indicates that four boreholes were drilled at the site to a maximum depth of 25.0m bgl in order to investigate the shallow coal mining situation. These works were carried out under Coal Authority Permit No. 28745.

The report advises at Section 5.0 that *'The mining investigation has indicated the absence of any coal seams or workings within influencing distance of the site. Accordingly there is considered to be no requirement for any further mining investigation or mine workings stabilisation works.'* It goes on to conclude *'Therefore, the site can be considered to be stable with respect to mining legacy issues.'*

Based on the information submitted and the professional opinions contained therein, the Coal Authority's Planning & Development Team would have no objection to the LPA discharging Conditions 24 and 25 of the issued consent, in terms of coal mining legacy related land instability matters, should it see fit

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

Yours sincerely

James Smith

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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.