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W: www.gov.uk/coalauthority

For the attention of: Chris Johnston – Case Officer

Staffordshire Moorlands District Council

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

22 January 2025

Dear Chris

Re: SMD/2024/0574

Variation of condition 2 to be varied to replace approved drawing 01287 AL(0)01C with drawing 01287 AL(0)20A. The wording of conditions 3, 7, 8, 11, 13, 16, 18 to be varied to allow the development to be carried out in accordance with the submitted details. SMD/2023/0326; Land Rear Of The Royal Oak, High Street, Dilhorne

Thank you for your notification of 17 January 2025 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 were consulted as part of the planning process for the approved development SMD/2023/0326 - *Erection of 5no. holiday lodges and associated facilities building, Relocation of beer garden, Reconfiguration and formalisation of public house car park.*

The Coal Authority raised no objections to the proposed development, in our letter dated 25 September 2023. This was subject to the LPA imposing a suitably worded condition to secure the undertaking of intrusive site investigations to confirm the presence or otherwise of shallow coal mine workings beneath the site as per the recommendations made by Sladen Associates (report author of the Coal Mining Risk Assessment (July 2023) which accompanied the application.

As there are no coal mining features that impact on the layout of the development, we have no objections to amended Drawing No. 01287 AL(0)20A – Proposed Site Plan. However, we would recommend that the above Coal Mining Risk Assessment Report is submitted to support this variation of condition application and Conditions 14 and 15 are re-imposed on any new planning permission granted.

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

Yours sincerely

General Information for the Applicant

1 - Ground Investigations

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

2 - Shallow coal seams

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

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.

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.