



The Coal
Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

For the attention of: Arne Swithenbank, Case Officer
Staffordshire Moorlands District Council

30th January 2025

Dear Arne,

Re: Application DOC/2024/0109

**Discharge of Condition 7(a), (b), & (c) and Condition 10(a) in relation to
SMD/2021/0231 at Adderley Mill, Adderley, Cheadle**

Thank you for your notification of 15th January 2025 seeking the views of the Coal Authority on the above. Conditions 10 and 11 of the approved consent relate to coal mining activity and state that;

10. No development shall commence (excluding demolition) until:

- a) a scheme of intrusive 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 safe and stable for the development proposed.*

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

11. Prior to the occupation of the development, or it being taken into use, 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.

Whilst Condition 10 does not require the submission of any information for approval, in terms of coal mining, in so far as instability is concerned, we note the submission of a letter report entitled '*Further assessment of past coal mining activity risks*' prepared by Peak Environmental Solutions (PES), and dated 24th September 2024, for consideration by the LPA under part a) of Condition 10.

The principle risk established from the earlier supporting coal mining risk assessment is from potential unrecorded shallow workings present and a sub-cropping seam expected to pass beneath the site. The PES letter report provides the findings and interpretation of a phase of investigative drilling designed to determine the risk posed from possible past shallow coal mining. Drilling was extended to a maximum depth of 32.5m.

Within the appendix, shown on the 'Site plan as proposed' is the locations of the rotary boreholes relative to the residential plot positions and site boundary following which the respective borehole (drillers) logs are provided. We welcome reference to the Coal Authority permit (our ref. 28082) which was granted on 26th March 2024 for the scope of works now completed.

The PES report summarises the occurrence of two coal seams encountered in all four of the rotary open-hole boreholes drilled by specialist contractor M&J Drilling Services Limited. The shallowest was interpreted as the Yard Seam and the deeper the Litley Coal. The author confirms that;

'No open voids were encountered during drilling and there was no evidence of collapsed former mine workings (coal or non-coal).'

In terms of instability I can confirm that the Coal Authority's Planning Team has **no objection to the local planning authority discharging Condition 10(a)** should it so wish.

We note that a Phase 2 site investigation and remediation strategy has also been submitted. That report seeks to address matters related to ground borne and mining related gas which are the subject of other planning conditions, which we assume the LPA will seek comment upon from its appointed environmental health/contaminated land officers.

In due course, we would welcome the opportunity to review and comment on any information submitted by the applicant pursuant to the requirements of Condition 11 of the issued consent. The required statement should be prepared when the competent person has the necessary information and the works are progressed sufficiently to allow compliance to be demonstrated. The statement should include details of any remediation works and/or mitigation measures carried out, as per the requirements of part b) of Condition 10.

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

Yours sincerely,

Geotechnical & 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.