



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

W: www.gov.uk/coalauthority

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

3rd February 2025

Dear Chris,

Re: Application DOC/2024/0114

Discharge of Conditions 5, 6, 9 and 13 in relation to SMD/2022/0658 (Appeal Ref: APP/B3438/W/23/3324543) at Land Rear of The Royal Oak, High Street, Dilhorne.

Thank you for your notification of 17th January 2025 seeking the views of the Coal Authority regarding planning application SMD/2022/0658 which was conditionally approved on Appeal. Condition 13 of the approved consent is related to past coal mining activity and we will consider this element and are also mindful that Condition 14, not the subject of this application, will be relevant by way of a further application in due course.

These Conditions state;

13. No development shall commence 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.

14. Prior to the occupation of the development, a signed statement or declaration prepared by a suitably qualified 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 for approval 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.

The application is supported by a Report on Ground Investigation prepared by Sladen Associates dated July 2024, Ref No. 24 2548-4. A mining investigation was undertaken and the report includes the presentation of the findings from that work. Two rotary boreholes were completed close to the footprint of the proposed dwelling to a depth of 30m.

We are pleased to note that a Coal Authority permit was obtained to undertake the drilling work (Our ref. 28416) granted on 13th June 2024. The Sladen Associates Report includes the borehole record and an exploratory plan detailing their locations, rockhead was encountered at between 1.9 and 2.5m depth.

Section 5.1.2 of the report is an 'Updated coal mining subsidence risk assessment' and it provides the investigation outcome confirming that;

'The recent probe drilling has shown no evidence of shallow workings at less than 30m depth and associated risks may be re-assessed as very low.

The possibility of old un-recorded mine entries being present on site cannot be completely ruled out. Care should be taken during ground works to observe conditions encountered during site works. If any unrecorded mine entries are encountered, following further risk assessment, the potential need for some further precautions, such as drilling and stabilisation of the entry and/or relocation of the structures, should be assessed by a suitably qualified engineer.

No other special precautions are considered warranted with respect to mining legacy subsidence issues.'

Based on the information and results presented I can confirm that the Coal Authority Planning Team has **no objection to the local planning authority discharging Condition 13** of the approved consent, in terms of coal mining legacy related land instability matters. Subject to the completion of all ground works and at a time the competent person deems appropriate to be able to make the necessary declaration we would welcome the opportunity to review and comment on any information submitted by the applicant in due course pursuant to the requirements of Condition 14 of the issued consent.

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



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.