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For the attention of: Rachael Simpkin – Case Officer
Staffordshire Moorlands District Council

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

29 August 2025

Dear Rachael

Re: SMD/2021/0780

Reserved Matters application (access, layout, scale, appearance and landscaping) for residential development comprising 135 dwellings, with associated access, public open space and infrastructure; land to the east of Froghall Road and north of Ayr Road and Cheltenham Avenue, Cheadle – FURTHER INFORMATION RECEIVED

Thank you for your notification of 20 August 2025 seeking the further views of the Coal Authority on the above and I note the email (dated 20 August 2025) from Persimmon Homes, the content of which provides clarification on what is trying to be achieved.

I am now aware of the S73 permission and Condition 37 stating:

'As part of the submission of first reserved matters in respect of Phases 2a and / or 2b, no development hereby permitted shall commence for Phases 2a and / or 2b until the submission of a layout plan which identifies an appropriate zone of influence for mine entry 104344-003 on the application site and the definition of a suitable 'no-build' zone for the mine entry, together with a scheme of remedial measures for the mine entry and implementation timescales of those remedial works has been submitted to and approved in writing by the Local Planning Authority. Prior to Phases 2a and / or 2b being brought into first use, the scheme shall be fully carried out and implemented in accordance with the approved details and timescales so approved.'

Having now reviewed the situation within the context of both the above condition and the extent of the built development proposals as detailed on drawing ARCH/PL/PH2 Rev Y (Cheadle Pottery Gardens Phase 2), we note that the built develop proposals in this instance are not affected by mine entry 104344-003, which is within the Phase 2 area, but further to the west. Condition 37 is therefore not considered to be relevant to this part of the wider site and **we withdraw our objection to this planning application.**

I hope this is helpful however please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

Planning Liaison Manager

General Information for the Applicant

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

Building over or within the influencing distance of a mine entry (shaft or adit) can be dangerous and has the potential for significant risks to both the development and the occupiers if not undertaken appropriately. The Coal Authority would draw your attention to our adopted policy regarding new development and mine entries:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Disclaimer

The above consultation response is provided by the Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by the Coal Authority since 1 April 2013. The comments made

are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or 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.

