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T: [REDACTED]

E: [REDACTED]

W: www.gov.uk/coalauthority

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

[By email: [REDACTED]]

7 January 2026

Dear Arne

Re: Planning application SMD/2025/0531

Application for the variation of conditions 2, 3, 4, 5, 13 and 15 of SMD/2022/0628 at Cheadle Methodist Church Hall, 17 Charles Steet, Cheadle

Thank you for your notification of 6 January 2026 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above planning application.

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 response: MATERIAL CONSIDERATION

The application site falls partly within the defined Development High Risk Area. Our information indicates that the western part of the site lies in an area where historic unrecorded coal mining activity is likely to have taken place at shallow depth. Voids and broken ground associated with such workings can pose a risk to ground stability and public safety.

You will recall that we raised no objection to planning application SMD/2022/0628 to which this variation of condition application relates. This was subject to the inclusion on any

permission issued of relevant conditions. We are therefore pleased to note that our recommendation is reflected in Conditions 11 and 12 of the consent subsequently issued.

We understand that the applicant is now seeking to vary a number of conditions attached to the permission to enable development to proceed in accordance with amended plans and specific design details.

The Coal Authority's Planning & Development Team wishes to raise **NO OBJECTION** to this application, **subject to coal mining legacy related Conditions 11 and 12 of SMD/2022/0628 being reimposed on any new planning permission issued.**

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

Yours sincerely

James Smith

James Smith *BSc. (Hons), Dip.URP, MRTPI*
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.