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For the attention of: Chris Johnston – Case Officer

Staffordshire Moorlands District Council

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

30 March 2026

Dear Chris

Re: Planning application SMD/2026/0078

Application for the variation of condition 2 for the redevelopment of former dye works for residential purposes comprising the erection of 19no. dwellings (re-submission of planning app: 13/00500/FUL_MJ) at Envidia Homes (poulton Le Fylde) Ltd, Former Forge Works, Congleton Road, Biddulph

Thank you for your notification of 17 March 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. Therefore, within the application site and surrounding area there are recorded coal mining features present at surface or shallow depths. The risk these features may pose should be considered as part of the planning process.

More specifically, our records indicate that mine shaft 388359-006 is present within the eastern part of the site and that the potential zone of influence of off-site mine shaft 388359-004 may encroach marginally into the north eastern corner of the site. Due to potential plotting inaccuracies, the actual positions of the shafts could depart/deviate from their plotted positions by several metres. We hold no details of any past treatment of these former coal mining features. An untreated or inadequately treated mine entry and its resultant zone of influence pose a significant risk not only to surface stability but also public safety.

In addition, our information indicates that the eastern part of the site lies in an area where historic unrecorded shallow coal mining activity is likely to have taken place. Voids and broken ground associated with such workings can pose a risk to surface stability and public safety.

Whilst not specifically mentioned in the application description, we understand that the applicant is now seeking to vary Condition 2 of planning permission SMD/2014/0580. You will be aware from our consultation response letter of 14 October 2014 that, based on the conclusions of a desk study report, the Coal Authority raised no objection to planning application SMD/2014/0580 to which the current application relates.

In our letter, we noted that the submitted report was able to conclude that due to the distance between the closest mine entry and the dwellings, the risk to the new development is considered to be low. We did, however, request the imposition of conditions on any permission issued to secure the undertaking of intrusive investigations to assess the exact situation in respect of coal mining legacy issues on the site, including the condition of the on-site mine shaft, and to inform any necessary remedial/mitigatory measures to ensure the safety and stability of the development.

We note that the applicant is now seeking to vary Condition 2 of planning permission SMD/2014/0580 to enable the development to take place in accordance with revised drawings. We understand that the revisions relate to house types and the site layout. Having reviewed the latest proposed Site Layout drawing, it is noted that proposed built development will remain a considerable distance from the on-site shaft.

In light of the above, the Coal Authority's Planning & Development Team wishes to raise **no objection** to this application, **subject to the inclusion of the coal mining legacy related conditions as requested previously, as necessary.**

Mine Gas

It should be noted that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development Team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if

our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel.

SuDS

Where SuDS are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

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.

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.

