



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: [REDACTED]

E: [REDACTED]

W: www.gov.uk/coalauthority

For the attention of: Rosie Dinnen – Case Officer
Staffordshire Moorlands District Council

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

14 September 2026

Dear Rosie

Re: DOC/2024/0071

Discharge of Conditions 17 & 18 in relation to application SMD/2023/0263; land at Draycott, Cross Road, Cheadle - RECONSULTATION

Thank you for your notification of 10 September 2026 seeking the further views of the Coal Authority on the above.

The Coal Authority response:

Conditions 17 and 18 of the permission state:

17. *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.*

18. *Prior to the occupation of the development, or it being taken into beneficial 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.*

You will recall we were unable to recommend the LPA discharge of Conditions 17 and 18, specifically owing to a difference of opinion on mitigatory/remedial proposals. This was confirmed in our letter to the LPA dated 16 September 2024.

Notwithstanding the above, the Coal Authority now notes the submitted Consolidation of Abandoned Mineworkings Report (September 2026, prepared by JPB Ltd), the content of which is able to confirm the implementation of the remedial proposals in line with the Coal Authority's expectations. Consequently, we are **now able to recommend the LPA discharge Conditions 17 and 18.**

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, MRTPI*
Planning Liaison Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available coal mining 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.



Making a **better future** for people
and the environment **in mining areas**