The Coal Authority

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For the Attention of: Anne Arkle – Case Officer
Amber Valley Borough Council

[By Email: development@ambervalley.gov.uk]

13 September 2022

Dear Ms Arkle

PLANNING APPLICATION: AVA/2022/0761

Change of use from mixed agricultural and residential to residential and construction of single storey extension; Mount Pleasant Farm, Derby Road, Denby, Ripley, Derbyshire, DE5 8NN

Thank you for your notification of 01 September 2022 seeking the views of The Coal Authority on the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. 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**

I have reviewed the proposals and confirm that the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

The Coal Authority records indicate that part of the application site lies in an area from which coal has been removed by surface mining methods. Our records also indicate that there are 2 mine entries present, one recorded within the access road and a further mine entries adjacent to the access road. These features may pose a potential risk to surface stability and public safety.

It appears that the access road to the properties is existing and the part of the site where the extension is proposed lies outside of the defined High Risk Area. Therefore we do not consider

that a Coal Mining Risk Assessment is necessary to support this proposal and we **do not object** to this planning application.

However as the site lies within an area where coal mining activity has taken place it is requested that the following wording is included as an Informative Note on any planning permission granted.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/coalauthority

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

Yours Sincerely,

[redacted]

Helena Tuck MPlan (Hons) 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 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.