The Coal Authority

INVESTOR IN PEOPLE

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

[By Email: development@ambervalley.gov.uk]
[Email Copy to: Andrew Stock, Planning & Design Practice Ltd]

07th October 2022

Dear Ms Arkle

PLANNING APPLICATION: AVA/2022/0309

Change of use of land for private equestrian use, the erection of a stable building and the formation of a new vehicular access; Highfield House, Bullock Lane, Ironville, Derbyshire, NG16 5NP - 2nd Re-consultation

The Coal Authority previously withdrew its objection to this application in a letter to the LPA dated 26th May 2022, subject to the imposition of our recommended conditions. Within the letter we also provided the opportunity for the applicant to seek further commentary from competent persons, in order to overcome our concerns as set out.

As you are aware, the Coal Authority was contacted directly by the planning agent, Andrew Stock of Planning & Design Practice Ltd, on 26th September 2022, questioning the need for the imposition of our recommended conditions.

Mr Stock correctly identifies that records suggest historic recorded mining below the site at 29m (Coal) and 25m (Ironstone) and he considers that site strip investigations to a depth of 3.5m would be adequate to identify activity indicative of human interference and workings at the immediate sub-surface.

However, as we noted in our previous response, we must highlight that neither the CMRA report nor the additional commentary provides any assessment of potential risk posed by unrecorded shallow coal mine workings which may be present beneath the site. We must

also point out that the recommended site strip investigations would be insufficient to confirm the depth and condition of shallow coal seams and workings. It should also be reiterated that no commentary has been provided on the cumulative effects that both recorded and unrecorded mine workings may have on the site.

In the absence of an acknowledgement and consideration of the above, it is unclear if the proposed foundation design as detailed by the CMRA report author would be appropriate to mitigate against mining legacy related instability in this instance.

Without further commentary regarding the above matter, the Coal Authority's Planning & Development Team remains of the view that the inclusion of the planning conditions recommended in our previous consultation response letter remains appropriate in this instance.

The Coal Authority would be very pleased to receive for further consultation and comment any additional information submitted by the applicant.

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

Yours sincerely

[redacted]

Peter Woodcock | BSc (Hons)
Trainee Planning 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.

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 advisers for this development in relation to ground conditions and the acceptability of development.