The Coal Authority

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RTPI Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: **01623 637 119 (Planning Enquiries)**

Email: **planningconsultation@coal.gov.uk**

Web: **www.gov.uk/coalauthority**

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

[By Email: development@ambervalley.gov.uk]
[Mr Andrew Stock]

19th June 2023

Dear Ms Arkle

PLANNING APPLICATION: AVA/2022/0309

Change of use of land for private equestrian use, the erection of a stab building and the formation of a new vehicular access; Highfield House, Bullock Lane, Ironville, Derbyshire, NG16 5NP 3rd Re-consultation

The Coal Authority was contacted directly by email on 6th June 2023 by the appl agent, Mr Andrew Stock, in response to our comments made via a letter to the LPA dated of 26th May 2022 regarding above application. In Mr Stock's email, he requested that the conditions recommended by the Coal Authority be amended to allow for elements of the proposal to be implemented on site before intrusive site investigation are carried out for the stable building.

In our letter to the LPA dated 26th May 2022 we withdrew our objection to this planning application subject to the imposition our recommended conditions. We also note that we subsequently provided a response to the LPA dated 7th October 2022 following an enquiry from Mr Stock.

Notwithstanding this, Mr Stock's client has expressed their intention to undertak intrusive site investigations, however it has been suggested by Mr Stock that the built development relating to the stable building is not commenced until a scheme of

intrusive of site investigations are carried out. This is in order for the boundary treatments and access elements of the scheme to progress.

Given that boundary treatments fall on our published development exemptions list and the access only requires a small area of tarmac hardstanding the Planning Team at the Coal Authority would have **no objection** to the revision of the wording of our recommended condition 1, included in our response letter of 26th May 2022, to read "No development of the stable building (inc foundations) shall commence until….." rather than "No development shall commence until…." We wish to highlight that all other comments made in our response of 26th May 2022 remain relevant and valid to the decision making process.

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.