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For the attention of: Laura Anthony – Case Officer
Amber Valley Borough Council

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

20 January 2026

Dear Ms Anthony

Re: AVA/2025/0804

Retention and extension of existing kennels, new isolation unit and storage building, and change of use to a dog care facility (may affect the setting of a listed building); Reservoir Cottage, Asher Lane, Pentrich, Ripley, Derbyshire, DE5 3RD - 2ND RECONSULTATION

Thank you for your notification of 19 January 2026 seeking the views of the Coal Authority on further information submitted by the agent in support of the above.

The Coal Authority response: **Material Consideration**

As you are aware, the Coal Authority raised no objections to the proposed development in our previous correspondence to you dated 03 December 2025 & 15 January 2026 subject to the LPA imposing a suitably worded condition to secure the undertaking of intrusive site investigations, as per the recommendations made by Geoinvestigate Ltd in their Coal

Mining Risk Assessment Report (G18158, 14th May 2018) submitted in support of this application.

The agent has now provided the LPA with an Intrusive Ground Investigation Report (N7593, May 2019) produced by H M Chambers & Partners (Consulting Civil and Structural Engineers). The Report has been informed by the findings of intrusive site investigations in the form of three rotary boreholes drilled to a maximum depth of 30m. We are pleased to note that the drilling works were carried out under the terms and conditions of a Coal Authority Permit: 17709, of which the Permit boundary relates to this planning application site boundary.

Based on the results and an analysis of the findings of the rotary drilling works, the report author states that no evidence of coal was encountered and the strata remains intact. No remedial works and / or mitigation measures have been identified. We acknowledge the professional opinions made.

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.

Sustainable Drainage

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.

The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions of Ground Investigation Report (N7593, May 2019) are sufficient for the purposes of the planning system in demonstrating (based on the professional opinion of H M Chambers & Partners: Consulting Civil and Structural Engineers) that the application site is safe and stable for the proposed development. The Coal Authority has **no objection** to the proposed development.

We consider it prudent that the LPA add the following wording as an Informative Note to the Decision Notice should the LPA grant planning permission:

If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Please note that any comments that the Coal Authority may have made in a Planning context are without prejudice to the outcomes of a Permit application.

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

Yours sincerely

D Roberts

Deb Roberts *M.Sc. MRTPI*
Planning & 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.