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

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

28 April 2026

Dear Ms Anthony

Re: AVA/2026/0214

Application for permission in principle for the construction of between 1 and 5 dwellings; Covered reservoir off Monument Lane, Codnor Park, Ironville, Derbyshire, NG16 5PJ

Thank you for your notification of 9 April 2026 seeking the views of the Coal Authority on the above.

The Coal Authority (now trading as the Mining Remediation Authority) is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. 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.

I can confirm that the application site falls within the Coal Authority's defined Development High Risk Area. Therefore within the application site and surrounding area there are recorded coal mining features present at surface or shallow depths that affects whether

the site can safely accommodate residential development; specifically as a result of the presence of one on-site mine entry (CA shaft ref: 443351-014) and two off-site mine entries (CA shaft ref: 443351-013 & 443351-015) within 20m of the site. The Coal Authority hold no treatment details for the on-site mine entry and due to the historic source plans used to record its current position, this could vary by several metres. The Coal Authority is of the opinion that building over, or within influencing distance of a mine entry, even when treated, should be avoided in accordance with our adopted policy: Building on or within the influencing distance of mine entries - GOV.UK In addition, the site lies an area of both recorded and probable historic unrecorded shallow coal mining. These coal mining features could affect public safety and surface stability for new development at this site.

In light of the above, we would request that a Coal Mining Risk Assessment (CMRA) is provided to support this application, prior to any technical detailed consent stage. The CMRA should be informed by the results of intrusive site investigations to confirm the exact location and condition of the on-site mine entry and to establish the ground conditions beneath the site in order that the applicant's geotechnical consultants can calculate the zone of influence of all three mine entries. The zones of influence should be considered as no build exclusion zones, of which should be clearly illustrated on a plan to demonstrate if the site can safely accommodate the nature and quantum of development being considered.

We would recommend that prior to any ground investigation, the source data for the mine entries are reviewed in order that the applicant's geotechnical consultants can geo-reference these mining features and minimise any physical works required on site.

The applicant should be aware that Permission is required from the Coal Authority Permit and Licensing Team before undertaking any activity, such as ground investigation and ground works, which may disturb coal property. 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.

I hope that this is helpful, however if you would like to discuss this matter further, please contact me on the above number.

Yours sincerely

D Roberts

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

General Information to the applicant / developer

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:
Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at:www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property
What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements

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.