The Coal Authority

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For the attention of: Ms L Anthony
Amber Valley Borough Council

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

16 September 2026

Dear Ms Anthony

Re: AVA20260246 RECONSULTATION

Demolition of garages and outbuilding and erection of 3 bedroom dwelling with associated parking; Garages Adjacent 1 North Street, North Street, Riddings, Alfreton, Derbyshire

Thank you for your renotification of 15 September 2026 seeking the further views of the Coal Authority on the above.

The Coal Authority Response: **Material Consideration**

As you are aware, the application site falls within the defined Development High Risk Area. The Coal Authority records indicate that the application site is likely to have been subject to historic unrecorded coal mine workings at shallow depth associated with a thick coal outcrop. Voids and broken ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases. The site also lies within a Surface Coal Resource Zone.

The Coal Authority is pleased to note that the applicant has obtained appropriate and up-to-date coal mining information for the proposed development site. This information has been used to inform a Coal Mining Risk Assessment (or equivalent) (June 2026, prepared by GRM) to accompany the planning application.

The report indicates that the Second Ell coal seam is recorded to outcrop 32m to the east and to dip at 22° to the west suggesting that the Second Ell seam is located at 12m below the site (allowing for an
approximate 1m drop in elevation). The report advances to state that, 'BGS Geological mapping records the Second Ell seam to be between 0.0m and 0.7m thick. The BGS memoir references the Second Ell seam to be 0.45m thick in the Alfreton Colliery, No.1 Shaft. Whilst probable shallow workings are not reported near or beneath the site, if extraction had occurred, the thin nature of the seam and calculated depth below the site would likely result in an excess of ten times competent rock cover'.

Subsequently, the report attributes a very low risk posed to the ground surface from unrecorded mine workings in the Second Ell seam.

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 and 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 Urban Drainage

It should be noted that 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 the Coal Mining Risk Assessment Report are sufficient for the purposes of the planning system and meets the requirements of NPPF in demonstrating that the application site is, or can be made, safe and stable for the proposed development. The Coal Authority therefore has **no objection** to the proposed development. However, further more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent building regulations application.

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

Yours sincerely

Ashley Langrick

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Planning and Development Manager (Corporate Projects)

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.