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For the attention of: Ms R. Godson – Case Officer
Amber Valley Borough Council

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

21 September 2026

Dear Ms Godson

Re: Application AVA/2026/0597

Application for permission in principle for the erection of a single private self-build dwellinghouse at Land to the rear of 49 to 65 Oaklands Avenue, Heanor, Derbyshire

Thank you for your notification of 18 September 2026 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above application.

The Coal 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.

The application site falls within the defined Development High Risk Area. Our information indicates that two coal seams of potentially workable thickness are conjectured to outcrop within the site, and that the site lies in an area where historic unrecorded coal mining is likely to have taken place at shallow depth. Voids and broken ground associated with such workings can pose a risk to surface stability and public safety.

It is a requirement of the National Planning Policy Framework that the applicant demonstrates to the satisfaction of the LPA that the application site is safe, stable and suitable for development. We would therefore expect the potential risks posed to surface stability by past coal mining activity to be properly considered and any necessary remedial works carried out in order to ensure the safety and stability of the development proposed.

On the basis of the above, the Coal Authority would **wish to be consulted on any future technical details consent** submitted, should Permission in Principle be granted.

Any application for approval of technical details consent should be supported by a Coal Mining Risk Assessment, or an equivalent report, which should make an assessment of the coal mining legacy risks present on the site and inform any remedial works necessary to address any identified coal mining legacy related land instability issues.

If you would like to discuss this matter further, please contact me on the above number.

Yours sincerely

James Smith

James Smith *BSc. (Hons), Dip.URP, MRTPI*
Planning and 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.