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T: 01623 637 119 (Planning Enquiries)
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For the attention of: Ms R Godson – Case Officer
Amber Valley Borough Council

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

23rd September 2026

Dear Ms Godson

Re: AVA/2026/0567 - Refurbishment of original dwelling, demolition of adjacent building and maggot farm. Construction of three new dwellings; Mill Tackle, 84-86 Mansfield Road, Heanor, Derbyshire, DE75 7AQ

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

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.

Our records indicate that the application site is in an area of probable coal mine workings at shallow depth. If workings are present then these may 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 **wish to be consulted on any future technical details consent** submitted, should Planning in Principle be granted.

Any application for approval of technical details consent should be supported by a Coal Mining Risk Assessment, or 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 land instability issues.

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

Yours sincerely

Melanie Lindsley

Melanie Lindsley *BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI*
Principal 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.