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For the attention of: Rebecca Godson – Case Officer
Amber Valley Borough Council

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

24th November 2026

Dear Ms Godson

Re: Planning application AVA/2026/0329

2no. self-build dwellings with vehicular access from Cromford Road at 108a Cromford Road, Langley Mill, Derbyshire – Re-consultation

Thank you for your notification of 18 November 2026 seeking the further views of the Coal Authority (trading as the Mining Remediation 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's information indicates that a coal seam outcrops to the northwest of the site, dipping in a southeastern direction beneath the site, which may have been worked in the past. Voids and broken ground associated with such workings may pose a risk to ground stability and public safety.

You will recall that the Coal Authority previously objected to the proposal in our initial consultation response of 2nd June 2026 due to the lack of a Coal Mining Risk Assessment to identify and assess the risks posed to the proposed development by coal mining legacy.

We are therefore pleased to note that the applicant has now submitted an Intrusive Coal Mining Risk Assessment Report (29th October 2026, prepared by GEO Environmental Engineering) in support of their planning application. This report indicates that an initial Desk Based Coal Mining Risk Assessment was prepared for the site by GEO Environmental

Engineering on the 10th October 2026 (not supplied), which concluded that possible unrecorded shallow mineworkings in a single coal seam represented the principal risk to surface stability and that intrusive investigations were required to further assess the risk.

The report goes on to indicate that two boreholes were subsequently drilled at the site to depth of 30.0m bgl to investigate the shallow coal mining situation. These works were carried out following the issuing of Mining Remediation Authority Permit No. 32145.

The report indicates that both boreholes encountered two distinct coals seams of potentially workable thickness, the shallower being 0.8m – 1.0m thick and the deeper being 0.6m – 0.7m thick. The coal was recorded as intact with no loss of flush and consistent drilling rates maintained. The report advises that no evidence of mine workings was encountered, with the seams being found to be intact.

We note that the shallower of the coal seams encountered lies within influencing depth of the surface if worked elsewhere beneath the site. The report indicates that mining in the area used the pillar and stall method and acknowledges that the boreholes could have encountered intact coal within pillars that were often left for support. However, it advises that such situations a loss of drilling flush would be expected and notes that this was not encountered on site. On this basis, the report is able to conclude that it is unlikely that the shallow coal seams beneath the site have been mined and confirms that no further investigation works or remedial measures are considered to be required in this regard.

The Coal Authority Recommendation to the LPA

The Coal Authority's Planning & Development Team considers that the content and conclusions of the Intrusive Coal Mining Risk Assessment Report are sufficient for the purposes of the planning system and the NPPF in demonstrating that the application site is, or can be made, safe and stable for the proposed development. The Coal Authority therefore **withdraws its objection** to the proposed development.

Mine Gas

It should be noted that wherever coal resources or coal mine features exist 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.

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

Yours sincerely

Bradley Shelton

Bradley Shelton

Apprentice Town Planner

Disclaimer

The above consultation response is provided by the Coal Authority as a Statutory Consultee and is based upon the latest available coal mining 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 advisors for this development in relation to ground conditions and the acceptability of development.