

Coal Authority response received 7 September 2023.

We can confirm that the proposed development site falls within the defined Development High Risk Area and therefore there are coal mining features and hazards which need to be considered in relation to development proposals.

More specifically, the Coal Authority's information indicates 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 of ground instability and may give rise to the emission of mine gases.

In accordance with the approach agreed with the Local Planning Authority for development in the Development High Risk Area, a planning application for the proposed development should be accompanied by a Coal Mining Risk Assessment (CMRA). The Coal Authority is likely to object to a future planning application for the proposed development if it is not supported by an appropriate CMRA.

The CMRA needs to interpret the coal mining risks and should be based on up-to-date information of past coal mining activities in relation to the application site. A variety of Coal Mining Report products which provide baseline information on coal mining legacy risks are available from www.groundstability.com (or similar products from private land search suppliers).

The information obtained from factual Mining Reports and other relevant sources of coal mining and geological information should then be used to assess the extent to which past mining activity poses a risk to the development and what steps are required to ensure that the site is made safe, stable and suitable for development.

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 & 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.

SuDS

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.

Coal Authority Permit

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of the Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from the Coal Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property