



**The Coal
Authority**



INVESTOR IN PEOPLE

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For the Attention of: Ms K Taylor – Case Officer
High Peak Borough Council

[By Email: planning@highpeak.gov.uk]

7 July 2015

Dear Ms Taylor

PLANNING APPLICATION: HPK/2015/0353

Resubmission of HPK/2015/0095 Proposed demolition of existing property, creation of new 3 bedroom 1.5 storey dormer residential property with rear garden area - Ash Mount, Chapel Road, Whaley Bridge, High Peak, SK23 7EN

Thank you for your notification of 30 June 2015 seeking the views of The Coal Authority on the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department of Energy and Climate Change. 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 Coal Authority Response: Material Consideration

I have reviewed the proposals and confirm that the application site falls within the defined Development High Risk Area.

The Coal Authority records indicate that within the application site and surrounding area there are coal mining features and hazards which should be considered as part of development proposals.

The Coal Authority records indicate that part of the application site is in an area of likely historic unrecorded underground coal mine workings at shallow depth. However, the area of potential shallow underground coal mining is not located within the specific part of the site where new development is proposed.

The Coal Authority Recommendation to the LPA

As you will be aware, The Coal Authority's general approach in cases where development is proposed within the Development High Risk Area is to recommend that the applicant obtains coal mining information for the application site and submits a Coal Mining Risk Assessment to support the planning application.

However, when considering this particular proposal; whilst there are potential mining features within the application site, the specific part of the site where new development is proposed actually falls outside the defined Development High Risk Area. Therefore we do not consider that a Coal Mining Risk Assessment is necessary for this proposal and **do not object** to this planning application.

However, if this proposal is granted planning permission, in the interests of public safety The Coal Authority would recommend that the following wording is included as an Informative Note within the Decision Notice:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.

Further information is also available on The Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

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

Yours sincerely

Melanie Lindsley

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, MRTPI
Planning Liaison Manager

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.