



The Coal
Authority



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For the Attention of: James Stannard – Case Officer
High Peak Borough Council

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

27th March 2023

Dear Mr Stannard

PLANNING APPLICATION: DOC/2023/0013

Application for Approval of Details Reserved by Condition in relation to HPK/2021/0588 and conditions 4, 5 & 6. Re: Replacement of existing single storey rear extension with a new two storey rear extension to provide accessible toilets for the church and replacement of the existing front porch; Good News Church Gospel Hall, Old Road, Whaley Bridge

Thank you for your consultation notification of 06 March 2023 seeking the views of The Coal Authority on the above planning application.

We previously commented on application HPK/2021/0588 in a letter to the LPA dated 12th April 2022. In this letter, we commented on the Coal Mining Risk Assessment, dated March 2022 and prepared by GeoInvestigate submitted by the applicant. Based on the conclusions of this report we recommended that relevant planning conditions were imposed on any planning permission granted. We understand that planning permission was subsequently granted subject to conditions on 25th May 2022.

On this basis it is assumed that this most recent consultation is in relation to the submission of information pursuant to condition 5 and 6 of the issued consent, for which our interest lies. This condition requires the following:

5. No development shall commence until;

a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and

b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been submitted to and approved in writing by the Local Planning Authority. implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The approved remediation works and/or mitigation measures shall be implemented full in order to ensure that the site is made safe and stable for the development proposed, and before the first occupation of the development hereby approved.

6. Prior to the first occupation of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

We note that the condition discharge application is accompanied by a Rotary Borehole Site Investigation Report (January 2023, prepared by Geoinvestigate Ltd). This report indicates that two rotary boreholes were drilled within the site to maximum depths of 30.0m bgl in order to investigate the shallow coal mining situation. These works were carried out under Coal Authority Permit No. 26016.

The report advises that no coal seams, broken ground or voids were encountered in the rotary boreholes, though fractured ground was noted. Nevertheless, the report concludes that the risk of shallow mine workings beneath the site is low and goes on to state, *'no remediation or special foundations are required for the proposed development, in relation to the historical coal mining legacy of the site.'*

Based on the information submitted and the professional opinions contained therein, the Coal Authority's Planning & Development Team would have no objection to the LPA discharging Conditions 5 and 6 of the issued consent, in terms of coal mining legacy related land instability matters, should it see fit.

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

Yours sincerely,

Peter Woodcock | BSc (Hons)
Trainee Planning Manager

Disclaimer

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