

From: Melanie Lindsley [mailto:MelanieLindsley@coal.gov.uk]

Sent: 25 November 2019 11:59

Subject: Planning Ref 2019/62/93476/W

Hi Nick

Further to our telephone conversation earlier today.

As you will be aware our comments are made on the basis of the conclusions of the competent persons who have considered the risks posed to the development by past coal mining activity, with their professional opinions set out in the Coal Mining Risk Assessment submitted by the applicant. They note that at depths ranging between 16.65m and 19.30m below ground level, coal and cavities associated with coal workings have been observed in various boreholes scans within the local area and on this basis the risk to the development from shallow coal workings is moderate. On the basis of these findings they recommend that intrusive site investigations are carried out on site.

You have confirmed that the built development has already taken place on site and that none of the previous conditions imposed, including those to deal with coal mining legacy have been addressed. On this basis we would expect the application for retention of the works carried out to include confirmation of what works have been carried out on site to address the risks posed by past coal mining, this may include foundation solutions or any ground improvement works implemented. This information should then be reviewed by the Coal Mining Risk Assessment report authors, or other competent persons, in order for an assessment to be made of what, if any, further works are necessary to ensure the safety and stability of the development carried out. In this case this further information should include consideration of the basement excavations as this may have removed competent cover from above any coal seams present beneath the development.

I hope this is helpful but please let me know if you want to discuss this further.

Kind regards

Melanie



The Coal Authority

Melanie Lindsley *BA(Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI*
Development Team Leader (Planning)

T : (01623) 637 164

M: 07917073427

E : melanielindsley@coal.gov.uk

W : gov.uk/government/organisations/the-coal-authority

Resolving the impacts of mining. Like us on [Facebook](#) or follow us on [Twitter](#) and [LinkedIn](#).

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>
