



The Coal
Authority



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For the Attention of: Howard Baxter
Sheffield City Council

[By Email: dcscan@sheffield.gov.uk]

27 September 2019

Dear Howard Baxter

PLANNING APPLICATION: 19/03143/FUL

Erection of 72no. dwellings, formation of access road, associated landscaping works and open space works; Land Off, Moorthorpe Way, Sheffield, S20 6PD

Thank you for your consultation letter of 10 September 2019 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 Business, Energy & Industrial Strategy. 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; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

The Coal Authority records indicate that the application site is likely to have been subject to historic unrecorded coal mine workings at shallow depth associated with a thick coal outcrop.

The applicant has obtained appropriate coal mining information for the proposed development site. This information has been used to inform a Coal Mining Risk Assessment (or equivalent) (March 2014, prepared by Lithos Consulting) to accompany the planning application.

The report is able to identify that the site is underlain by two seams of coal, the 'Sitwell' coal seam (typically is 0.6m thick; maximum recorded thickness of 0.9m) and the 'Sitwell Thin' coal seam (typically is 0.4m thick; maximum recorded thickness of 1.0m).

Given the number of probeholes drilled, and the absence of any evidence of voids or broken ground, it is considered highly unlikely that the site is underlain by shallow mineworkings in either the Sitwell or Sitwell Thin seams. Accordingly, no mitigation measures are recommended.

The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions of the Coal Mining Risk Assessment Report are sufficient for the purposes of the planning system and meets the requirements of NPPF in demonstrating that the application site is, or can be made, safe and stable for the proposed development. The Coal Authority therefore has **no objection** to the proposed development. However, further more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent building regulations application.

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

Yours sincerely

Ashley Langrick

Ashley Langrick BA (HONS) Dip TRP MRTPI
Planning Liaison Manager (Corporate Projects)

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.