



The Coal
Authority

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For the attention of: Leanne Palmer

Section 62A Applications Team
The Planning Inspectorate

[By email: section62anonmajor@planninginspectorate.gov.uk]

27 February 2025

Dear Ms Palmer

Your ref: S62A/2025/0079

Town and Country Planning Act 1990 (Section 62A Applications)

Outline planning permission with some matters reserved for the erection of a six-storey building comprising 9 no. self-contained flats (Access, Layout, Scale, and Appearance to be determined)

At

515-517 Stockwood Road, Brislington, Bristol City, Bristol, BS4 5L

Thank you for your notification of 20 February 2025 regarding the above. As you are aware, the Coal Authority raised no objections to the proposed development, subject to the LPA imposing a suitably worded condition to secure the undertaking of intrusive site investigations.

In light of the coal mining features recorded to be present on this site the Planning team at the Coal Authority would like to take this opportunity to highlight the risks to public safety

and surface stability if coal mining legacy is not adequately addressed as part of the any new development on the site.

The Coal Mining Risk Assessment Report (732959, August 2017) prepared by Structural Soils Ltd submitted in support of the planning application, highlighted that based on existing evidence, there is currently a risk posed by historic coal mining at the site. In order to mitigate the risk, recommendations were made to undertake intrusive site investigations in order to establish the exact ground conditions on site. The findings should inform the extent of any remedial works and mitigation measures necessary to ensure safe and stable development.

As there are no recorded coal mining features that impact upon the layout of the development, we consider that the undertaking of the intrusive site investigations can be secured by the imposition of a pre-commencement planning condition. It is however necessary for these intrusive site investigations to be undertaken, prior to commencement of development, to properly understand the ground conditions on site, the risks they pose and how the risks can be adequately addressed. If shallow coal mine workings are present beneath the site, and this issue is not properly understood and addressed this could have a significant impact, not only on surface stability but also public safety.

I hope this helps provide some content to our recommendation to the LPA and reinforces why coal mining legacy needs to be considered as part of the planning decision making process.

Please do not hesitate to contact us if you require any further assistance with this matter.

Yours sincerely



Deb Roberts *M.Sc. MRTPI*
Planning & Development Manager

Disclaimer

The above consultation response is provided by the Coal Authority as a statutory consultee and is based upon the latest available data and the electronic consultation records held by

the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority by the Local Planning Authority and/or information that 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 advisors for this development in relation to ground conditions and the acceptability of development.