



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](mailto:section62anonmajor@planninginspectorate.gov.uk)]

06 March 2025

Dear Ms Palmer

**Your Ref: S62A/2025/0081 (Ref 25/10702/PINS)**

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

**Application for Planning permission for Change of use from a dwellinghouse used by a single person or household (Use Class C3a) to a small dwellinghouse in multiple occupation (Use Class C4), including reinstatement of front boundary wall and front parapet wall, demolition of rear outrigger, and the erection a part single, part two-storey rear extension, and cycle and refuse/recycling storage, and installation of additional first floor front elevation window**

**At 14 Marlborough Street, Bristol, BS5 6RH**

Thank you for your notification of 21 February 2025 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. 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 Coal Authority's defined Development High Risk Area. Therefore, within the application site and surrounding area there are recorded coal mining features present at surface or shallow depths. The risk these features may pose should be considered as part of the planning process.

The Coal Authority records indicate that the site lies within an area of probable historic unrecorded shallow coal mining. This could affect public safety and surface instability for the new built development required to facilitate the change of use from a dwellinghouse to a small dwellinghouse in multiple occupation.

The application is accompanied by a Coal Mining Risk Assessment Report (B4682/25, February 2025) prepared for the proposed development by Earth Environmental & Geotechnical (Southern) Ltd. The Report has been informed by an extensive range of sources of information (Section 1.6).

Having carried out a review of the available information, the report authors concur with our records and states there is a moderate to low risk as a result of probable mine workings beneath the site. Recommendations have been made that further site investigations are required in order to confirm the depth and condition of any coal seam within influencing distance from the surface. The findings should inform the extent of any remedial works and / or mitigation measures that may be required to ensure safe and stable development, as required by the NPPF paras. 187, 196 & 197.

The intrusive site investigations have been designed (Section 4.11) and therefore should be undertaken by competent persons to ensure that these are appropriate to assess the ground conditions on the site to establish the coal-mining legacy present and the risks it may pose to the development and inform any mitigation measures that may be necessary.

The applicant is aware that Permission is required from the Coal Authority Permit and Licensing Team before undertaking any activity, such as ground investigation and ground works, which may disturb coal property. Please note that any comments that the Coal

Authority may have made in a Planning context are without prejudice to the outcomes of a Permit application.

### Mine Gas

Wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel.

### Sustainable Drainage

It should be noted that where SUDs are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

### The Coal Authority Recommendation to the LPA

In light of the above, the Coal Authority recommends the imposition of the following conditions:

1. No new built development shall commence until;
  - a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past 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 implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

2. Prior to the occupation of the development, or it being taken into beneficial use, 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.

*This is our recommendation for condition wording. Whilst we appreciate that you may wish to make some amendment to the choice of words, we would respectfully request that the specific parameters to be satisfied are not altered by any changes that may be made.*

The Coal Authority has **no objection** to the proposed development **subject to the imposition of the conditions** to secure the above.

It is also requested that the following Informative Notes are included on any planning permission granted:

### **1 - Ground Investigations**

*Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: [www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property](http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property)*

[What is a permit and how to get one? - GOV.UK \(www.gov.uk\)](http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property)

### **2 - Shallow coal seams**

*In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.*

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

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.*