



The Coal
Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: The Planning Inspectorate

Bristol City Council

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

12 December 2025

Dear The Planning Inspectorate

Re: S62A/2025/0140

Application for Planning permission for demolition of the rear extensions and construction of a large HMO (Sui Generis). Change of use of the remaining ground floor unit from Public House to a commercial unit(Use Class E).; The Assembly, 110-112 East Street, Bedminster, Bristol, BS3 4EY

Thank you for your notification of 12 December 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.

We have reviewed the site location plan provided and can confirm that the site falls within the Coal Authority's defined Development Low Risk Area. On this basis we have no specific comments to make.

However, in the interest of public safety, it is requested that the Coal Authority's Standing Advice note is drawn to the applicant's attention, where relevant.

Yours

The Coal Authority Planning Team