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For the attention of: Section 62A Applications Team

The Planning Inspectorate

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

29 January 2026

Dear Sir or Madam

Re: Planning application S62A/2025/0150

Erection of a second storey extension, demolition and rebuilding of a single storey rear extension, and change of use of upper floors and part of ground floor from ancillary commercial space to a large 8-bed HMO. New shopfronts to retained ground floor commercial units at 265-267 Church Road, Bristol, BS5 9HU

Thank you for your notification of 27 January 2026 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above planning application.

The Coal Authority response: MATERIAL CONSIDERATION

The application site falls within the defined Development High Risk Area. Therefore, within the site and surrounding area there are coal mining features present at surface or shallow depths. The risk these features may pose should be considered as part of the planning process.

More specifically, our information indicates that the site lies in an area where historic unrecorded underground coal mining is likely to have taken place at shallow depth. Voids and broken ground associated with such workings can pose a risk to ground stability and public safety.

We understand that the current application proposes a revised scheme of development to that previously proposed at the site under planning application S62A/2025/0091 to which

we raised no objection. The current application is accompanied by a Coal Mining Risk Assessment report (5th January 2026, prepared by Earth Environmental & Geotechnical (Southern) Ltd) which concludes that the overall risk to the site from coal mining legacy features is low. This report appears to reproduce the content and conclusions of the CMRA which accompanied the previous application, which was reviewed and commented on by my colleague Chris MacArthur in our consultation letter of 3 April 2025 as follows:

“Based on a review of this [up-to-date coal mining] information, the report confirms the presence of adequate mineral support from a sandstone horizon to safeguard ground stability. Accordingly, and whilst no further investigations or remedial measures are considered necessary, the report does confirm that a bespoke foundations may be necessary to further negate any risks. This will be a matter for the Building Regulations process to ensure.”

In consideration of the above, the Coal Authority's Planning & Development Team considers that the content of the supporting Coal Mining Risk Assessment is sufficient for the purposes of the planning system in demonstrating that the application site is safe and stable for the proposed development and we therefore have **NO OBJECTION** to the proposed development.

Mine Gas

It should be noted that 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 as part of the assessment of the application. 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, decision makers should seek their own technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel.

SuDS

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.

Please do not hesitate to contact me if you wish to discuss the above matters further.

Yours faithfully



Planning and 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 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 Planning Inspectorate and/or has been published on the Planning Inspectorate 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 Planning Inspectorate 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.

