For the Attention of: Mrs Chloe Johnson – Case officer

Forest of Dean District Council

**[By Email: planning@fdean.gov.uk]**

22 May 2017

Dear Mrs Johnson

**PLANNING APPLICATION: P0696/17/OUT**

**Outline application for the erection of one dwelling and alterations to existing access; Land At, Beech Way, Bream, Gloucestershire, GL15 6JL**

Thank you for your consultation letter of 4 May 2017 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 for 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**

The application site falls within the defined Development High Risk Area.

The Coal Authority records indicate that 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, specifically probable shallow coal workings associated with a thick coal outcrop.

The Coal Authority notes the Desk-Based Coal Mining Risk Assessment Report (June 2016, prepared by Wilson Associates), which has been submitted in support of this planning application. The Report has been informed primarily from BGS mapping, other BGS publications and a Coal Authority Mining Report.

Based on a review of this information, whilst the Report confirms that coal seams underlie the site at shallow depth, the Report confirms that there would be sufficient competent rock cover between any workings and the underside of the foundations to afford ground stability. This provides The Coal Authority with the reassurance that the risks to the development posed by coal mining features would be very low.

The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions of the Desk-Based Coal Mining Risk Assessment Report (June 2016, prepared by Wilson Associates) are sufficient for the purposes of the planning system in demonstrating that the application site is safe and stable for the proposed development. The Coal Authority therefore **has no objection** to the proposed development and it will be for the Building Regulations process to ensure that any appropriate foundation solution is installed accordingly.

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

Yours sincerely

Chris MacArthur

**Chris MacArthur** *B.Sc.(Hons), DipTP, MRTPI*

**Planning Liaison Manager**

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available coal mining 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.*