

# Appendix 7 Response from The Coal Authority



The Coal  
Authority



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RTPI

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For the Attention of: Sean Hannaby

**[By Email: [hannabyplanning@gmail.com](mailto:hannabyplanning@gmail.com)]**

6 December 2023

Dear Sean

## **PRE-APPLICATION ENQUIRY: PRE-APPLICATION Land at 40 Victoria Road**

**The demolition of 40 Victoria Road, the erection of 5 detached dwellings on land at the rear of 40 Victoria Road and the formation of a new access onto Victoria Road; land at 40 Victoria Road, Fleur De Lis**

Thank you for your consultation letter of 20 November 2023 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:

I have reviewed the proposals and confirm that the site falls within the defined Development High Risk Area.

The Coal Authority information indicates that within the site and surrounding area there are coal mining features and hazards, which will need to be considered in relation to the determination of any planning application, specifically actual shallow coal mine workings. Voids and broken ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases.

In terms of the submitted Coal Mining Risk Assessment (June 2023, prepared by Terra Firma Ltd), which has been informed from appropriate geological and mining information,

my personal opinion is that it would be sufficient to accompany any subsequent future planning application to meet the requirements of National policy.

In terms of the report's content, the report confirms that an intrusive rotary borehole investigation is required to determine the depth and thickness of coal workings beneath the site, and the requirement for any ground remedial works prior to development.

On account of the above, the **likely Coal Authority recommendation would be no objections, subject to the imposition of a condition to ensure the investigations and the completion of any necessary remedial/mitigatory measures.**

I hope this is helpful however 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**

#### General Information for the Applicant

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

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 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.

## Disclaimer

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