



Planning | Regeneration
Green Infrastructure

TO WHOM IT MAY CONCERN

6th February 2024
MD2 1036

Please reply to Paul Davies – 07796446362

PHASE 2 SITE INVESTIGATION & COAL MINING RISK ASSESSMENT- FLASS TERRACE , ESH WINNING, DH7 9QA

Please find below a statement to address the requirements of Condition 8 of the Planning Permission for the above development.

- **DM/22/01868/FPA** - Erection of 3no. detached dwellings, consisting of 2no. three storey detached four bedroom houses and 1no. two storey detached three bedroom dormer bungalow.

Condition 8 (Coal) states - *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.*

The following site investigations have been undertaken within the site to address the initial concerns, relating to potential mineworkings, as recorded by the Coal Authority.

- Phase 2 Coal Mining Site Investigation and Risk Assessment by MD2 Consulting – 16th January 2023
- Phase 2 Coal Mining Site Investigation and Risk Assessment by MD2 Consulting – 16th January 2023 (Rev 1 – 21st August 2023)

The above site investigations concluded the following :

The mining report indicates that the site is underlain by recorded workings in two coal seams, the Bottom Busty seam at a depth of 12m with a section thickness of 1.0m, and the Brockwell seam at a depth of 51m.

*Borehole RO-BH01 identified an intact coal seam at 17.90m and 20.60m. 2 no. additional boreholes (RO-BHA & RO-BHB) were sunk either side of RO-BH01 (within Plot 3) to identify the potential presence of room and pillar workings. No voids/workings or loss of flush was identified in any boreholes. The site investigation has proved no coal seams or evidence of mineworkings below the proposed footprint of the dwellings and therefore the risk from potential mineworkings is deemed to be **LOW**.*

Due to the nature of the proposed construction and the foundations proposed the risk rating has been calculated as 6 (a risk rating of 10 requires remedial action).

*Due to the nature and scale of the proposed construction the potential effects from the coal seams below is deemed to be **LOW**.*

*No Mine Shafts have been identified within the vicinity of the site, so the risk is deemed to be **LOW**.*

The above reports were submitted to the Coal Authority for approval and a Consultation response dated 5th September 2023 stated :

Based on the information submitted and the professional opinions contained therein, which takes into account contemporary site investigation data, the Coal Authority's Planning & Development Team wishes to withdraw its objection to the LPA discharging Condition 7 of the issued consent, in terms of coal mining legacy related land instability matters.

The site investigation findings and consultation with the Coal Authority have confirmed that :

'that the site is safe and stable for the approved development'.

and therefore addresses the requirement of Condition 8 of the Planning Permission - **DM/22/01868/FPA**.

YOURS FAIYHFULLY



PAUL DAVIES
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DIRECTOR