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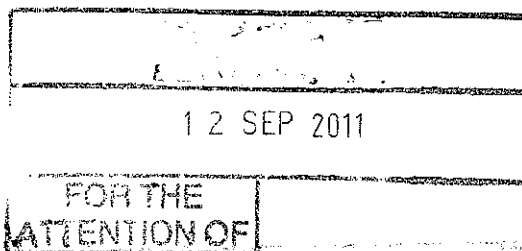
Web: www.coal.gov.uk/services/planning

For the Attention of Sarah Westwood
Case Officer
Ribble Valley Borough Council

[By Email: planning@ribblevalley.gov.uk]

09 September 2011

Dear Ms Westwood



PLANNING APPLICATION: 3/2011/0649

Hybrid application incorporating outline application totalling 19,250 sq m of B1, B2, B8 floorspace and detailed consent for 4no. units and special projects building totalling 4,410 sq m with associated access and highways works; Calder Vale Park, Simonstone Lane, Simonstone, Burnley

Thank you for your consultation letter of 26 August 2011 seeking the views of The Coal Authority on the above planning application.

The Coal Authority Response: Material Consideration

I have reviewed the proposals and confirm that the application site does not fall within the defined Coal Mining Development Referral Area.

The application site is located instead within the defined Standing Advice Area, meaning that The Coal Authority considers there is no requirement to specifically consider coal mining issues as part of the planning application.

The Coal Authority Recommendation to the LPA

In accordance with the agreed approach to assessing coal mining risks as part of the development management process, if this proposal is granted planning permission, it will be necessary to include The Coal Authority's Standing Advice within the Decision Notice as an informative note to the applicant in the interests of public health and safety.

Important – The Coal Authority Consultation Requirements

As the application site is not located within the Coal Mining Development Referral Area, this is not a planning application that The Coal Authority would expect to be consulted on, as per the risk-based approach to assessing coal mining legacy as part of the development management process that has been agreed with the LPA.

It is only planning applications for non-householder development on sites that fall within the Coal Mining Development Referral Area that require specific consideration of coal mining risks (i.e. submission by the applicant of a Coal Mining Risk Assessment as part of the planning application) and consultation with The Coal Authority.

The G.I.S. information we provided the LPA to help implement the risk-based approach to assessing coal mining legacy as part of the development management process should provide an automatic filter for planning applications once they are digitised. If you are having problems with this, please do not hesitate to contact The Coal Authority for assistance.

I trust that this clarifies the consultation requirements with The Coal Authority, and appreciate your attention to this administrative matter.

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data and records held by The Coal Authority on the date of the response. 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.

Yours sincerely

D Berry

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Planning Liaison Manager