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Mansfield
Nottinghamshire
NG18 4RG

For the attention of: Lyndsey Hayes – Case Officer
Ribble Valley Borough Council

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

25 June 2026

Dear Lyndsey

Re: 3/2026/0356

Erection of 77 no dwellings and creation of community parkland, with vehicular access from Whalley Road and associated infrastructure, parking and landscaping; land at Hammond Ground, Whalley Road, Read, BB12 7RP

Thank you for your notification of 9 June 2026 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: Material Consideration

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

The Coal Authority information indicates 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.



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The Coal Authority records indicate the presence of two recorded mine entries (shaft and adit) in the immediate area where built development is proposed. Whilst there are a further four mine entries (shafts) within the planning boundary, the land use in these areas is proposed to be largely maintained. We therefore considered unreasonable to require their further consideration.

An untreated mine entry and its resultant zone of influence pose a significant risk not only to surface stability but also public safety.

Our records also indicate that the site is likely to have been subject to historic unrecorded underground mining at shallow depth and that thick coal seams outcropped across the site, which may have been worked from the surface. Voids and broken/disturbed ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases.

The Coal Authority notes the submitted letter (dated 24 April 2026) from PWA Geo-Environmental Ltd. The content of the letter identifies that the two recorded mine entries within proximity of where built development is proposed pose a stability risk and that the application site is also located in an area where shallow coal workings may underlie the site. We note that the letter confirms that the mine entry (shaft) was located and requires remedial treatment, but that the adit was not located as a result of an extensive search. The investigation undertaken appears to have been appropriate having regard to the evidential source of the mine entry's positioning.

The Coal Authority notes the layout, the built development aspect of which avoids the recorded mine entry (shaft). The Coal Authority raises **no objections** to this planning application, subject to a condition to ensure the remedial works proposed for the shaft and the recommended investigation to establish the exact situation with regard to potential shallow coalmine workings.

The intrusive site investigations should be designed and undertaken by competent persons and should be appropriate to assess the ground conditions on the site in order to establish the coal-mining legacy present and the risks it may pose to the development and inform any remedial works and/or mitigation measures that may be necessary.

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 by the LPA. 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, local planning authorities should seek their own technical advice on.

SUDS

It should be noted that 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.

Coal Authority Recommendation to the LPA

A recorded mine entry (shaft) and shallow coal mine workings pose a risk to the proposed development and investigations and remedial measures will be required to be undertaken prior to the commencement of development to ensure a safe development.

Accordingly, the Coal Authority recommends the imposition of the following conditions:

1. *No development shall commence until;*
 - a) *a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coalmine workings, and;*
 - b) *any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.*

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.
2. *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 Coal Authority therefore **has no objection** to the proposed development **subject to the imposition of the conditions to secure the above**. *This is our recommendation for condition wording. Whilst we appreciate that you may wish to make some amendment to the choice of words, we would respectfully request that the specific parameters to be satisfied are not altered by any changes that may be made.*

The following statement provides the justification why the Coal Authority considers that a pre-commencement condition is required in this instance:

The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 187, 196 and 197 of the National Planning Policy Framework.

PLEASE INCLUDE AS INFORMATIVE NOTES FOR APPLICANTS ON ANY PLANNING PERMISSION GRANTED

1 – Ground Investigations

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property
What is a permit and how to get one? – GOV.UK (www.gov.uk)

2 – Shallow Coal Seams

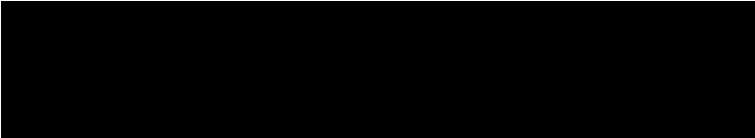
In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

To check your site for coal mining features on or near to the surface the [Coal Authority interactive map viewer](#) allows you to view selected coal mining information in your browser graphically. To check a particular location either enter a post code or use your mouse to zoom in to view the surrounding area.

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



Yours sincerely



Planning Liaison Manager

Requirement for Incidental Coal Agreements

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required from the Coal Authority. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

Permit Terms and Conditions at [Coal mining permit terms and conditions - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/coal-mining-permit-terms-and-conditions)

Guidance which is in form of FAQs in section 10 at [What is a permit and how to get one? - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/what-is-a-permit-and-how-to-get-one)

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 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.





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