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For the attention of: Ms S Papaleo – Case Officer
Cumberland Council (Copeland area)

[By email: Development.Control3@cumberland.gov.uk]

20th March 2025

Dear Ms Papaleo

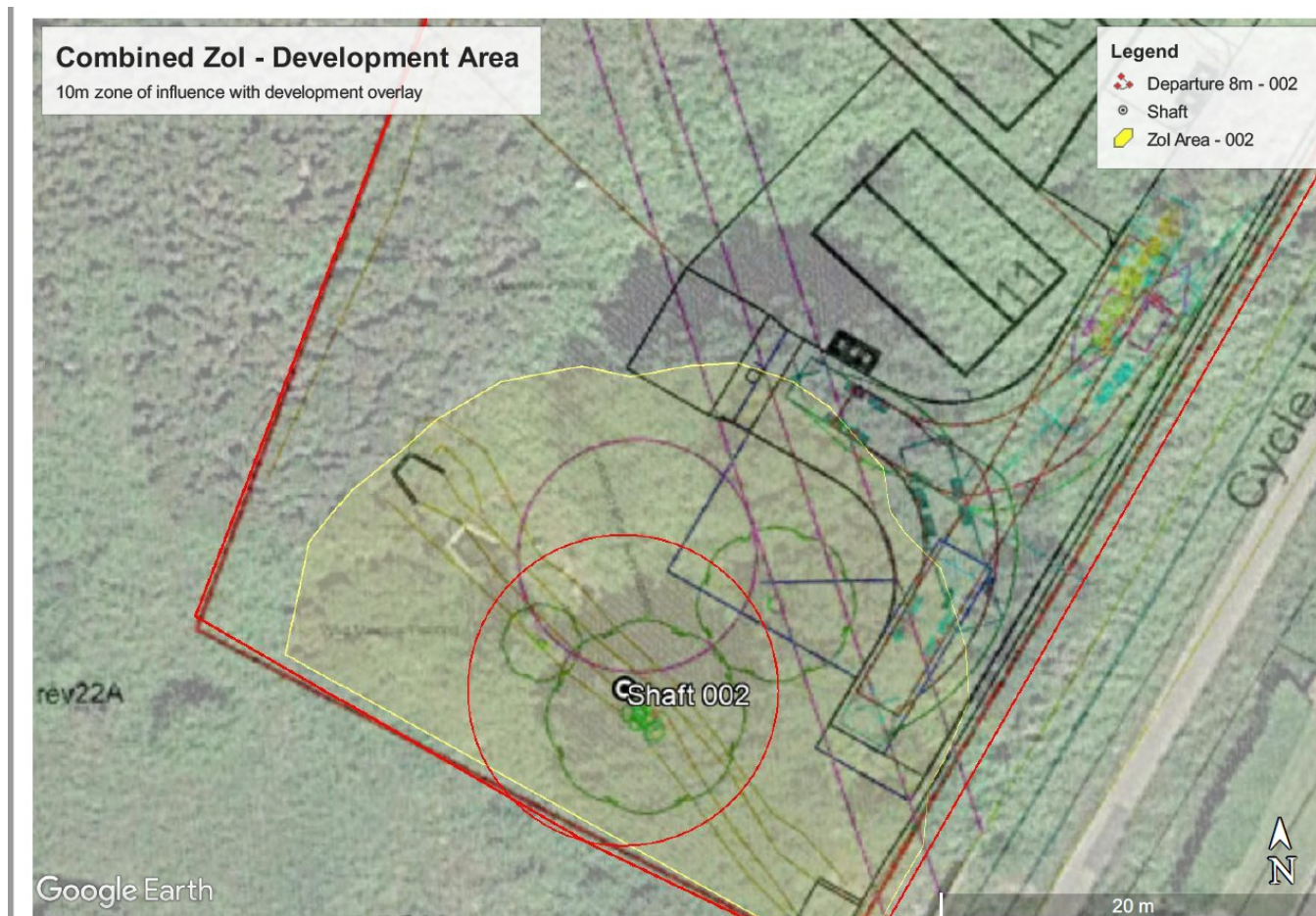
Re: 4/25/2066/0B1 - Variation of condition 8 to enable site works to commence within the area of the site unaffected by former mine entry location of planning application 4/21/2504/0o1 - outline application for demolition of existing chapel & erection of 11 residential dwellings; St Begas Church Hall, Crossings Close, Cleator Moor

Thank you for your notification of the 28th February 2025 seeking the views of the Coal Authority on the above.

We last commented on the application to which this variation of condition relates in a letter to the LPA dated 21st December 2022. In this response we raised no objections but did request the imposition of conditions for site investigations on any approval granted. We note the imposition of Condition 8 which requires the following:

Prior to commencement of the development, a scheme of intrusive site investigations must be carried out on site to establish the risks posed to the development by the mine entry and its zone of influence. The findings of these investigations, including any remedial works necessary, must be submitted to the LPA for consideration and approval in writing.

The applicant has now provided a letter dated 25th August 2022 and prepared by RGS. This letter appears to indicate that a positional review has been undertaken on the mine entry recorded to be within the site. This and its potential zone of influence have been used to identify the combined zoi shown on the plan. The plan referred to is included below.



It is noted that the applicant proposes that the wording of Condition 8 be amended to the following:

Prior to commencement of the development within the potential zone of influence of the former mine entry, a scheme of intrusive site investigations shall be carried out on site to establish the risks posed to the development by the mine entry and its zone of influence. The findings of these investigations, including any remedial works necessary, shall be submitted to the LPA for consideration and approval in writing.

The yellow area on the plan above shows the extent of the zone of influence from the mine entry calculated by RGS. We would have **no objection** to the variation of Condition 8 subject to no development being undertaken in the area identified (yellow area) until site investigations have been carried out and any remedial works necessary implemented on site.

If you would like to discuss this matter further, please contact me on the above number.

Yours sincerely

Melanie Lindsley

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI

Principal Planning & Development Manager

Disclaimer

The above consultation response is provided by the Coal Authority as a statutory consultee and is based upon the latest available data and the electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority by the Local Planning Authority and/or information that has been published on the Council's website for consultation purposed 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 advisors for this development in relation to ground conditions and the acceptability of development.