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

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

23rd June 2026

Dear Ms Papaleo

Re: Planning application 4/25/2353/0F1

Demolition of an existing outbuilding and development of a new residential coach house including associated vehicle parking area and gardens at 17 Irish Street, Whitehaven

Thank you for your notification of 19 June 2026 seeking the further views of the Coal Authority (trading as the Mining Remediation Authority) on the above.

The Coal Authority response: **Substantive Concern**

As you are aware, the application site falls within the defined Development High Risk Area. The Coal Authority's information indicates that a coal seam outcrops in the south east of the site, dipping in a north westerly direction beneath the site, which may have been worked in the past. Voids and broken ground associated with such workings may pose a risk to ground stability and public safety.

You will recall that the Coal Authority previously objected to the proposal in our initial consultation response of 29th October 2025 due to the lack of a Coal Mining Risk Assessment to identify and assess the risks posed to the proposed development by coal mining legacy.

We note that the applicant has now submitted a CON29M Coal Mining Report in support of their planning application. However, this is a factual report only and this information does

not provide any assessment of the potential risks posed to the development proposal by past coal mining activity.

The Coal Authority therefore **MAINTAINS ITS OBJECTION** to this planning application, and the applicant should again be advised of the need to submit a Coal Mining Risk Assessment Report to the LPA in support of their application.

In accordance with the agreed risk-based approach to development management in the defined Development High Risk Areas, the applicant should be informed that they need to submit a Coal Mining Risk Assessment to support this planning application. This assessment should be prepared by a suitably qualified person. Without such a risk assessment, the Coal Authority does not consider that the LPA has sufficient information to determine this application. Further information on planning applications and Coal Mining Risk Assessments can be found via the link below: <https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments>

We would be pleased to receive for further consultation and comment any additional information submitted by the applicant.

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

Yours sincerely



Bradley Shelton

Apprentice Town Planner

General Information for the Applicant

The coal mining information obtained from a Non-Residential Coal Mining Report, an Enviro-All-in-One Report or other factual report should be used to assess whether or not past mining activity poses any risk to the development proposal and, where necessary, propose mitigation measures to address any issues of land instability. This could include further intrusive investigation on site to ensure that the Local Planning Authority has sufficient information to determine the planning application.

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 the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from the Coal Authority's website at:

Disclaimer

The above consultation response is provided by the Coal Authority as a Statutory Consultee and is based upon the latest available coal mining 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.