

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

The intrusive site investigations, remedial works and mitigatory measures 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.***

Hope this helps
Regards



Chris MacArthur B.Sc (Hons), DipTP, MRTPI
Planning Liaison Manager – Planning and Local Authority Liaison
T : (01623) 637 119
E : planningconsultation@coal.gov.uk
W : gov.uk/government/organisations/the-coal-authority