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

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

27th June 2024

Dear Mr Papaleo

Re: 4/24/2193/0B1 - Variation of conditions 3 and 5 of planning approval 4/24/2035/0B1 - variation of condition 2 to alter house types, remove parking courts & change the housing mix of planning application 4/21/2195/0R1 approval of reserved matters for access, appearance, landscaping, layout & scale for 85 dwellings following outline approval 4/16/2415/001; Harras Dyke Farm, Harras Dyke, Whitehaven

Thank you for your notification of the 11th June 2024 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.

We have previously commented on this site in letters to the LPA at outline, reserved matters and discharge of condition stages.

We note that this current consultation relates to variation of Conditions 3 and 5 which cover highways and water mains. The Supporting Statement makes reference to the Geotechnical Assessment listed as an approved document in Condition 2. The Geotechnical Assessment comments on an area for surcharging on site in order to prevent future settlement.

The amended condition wording is proposed to enable the stockpiled material to be brought onto the site. The author of the Supporting Statement notes that the proposed change to the wording of the conditions is not proposing physical work that has not already been approved, it is

simply altering the timeframe in which the work can be carried out. It is noted that this amended wording for Condition 3 proposes formation of the site access and internal access road up to the open cast high wall.

I can confirm that the Planning team at the Coal Authority have no objection to the variation of Condition's 3 and 5 as proposed.

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.