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For the attention of: Christopher Harrison – Case Officer

Cumberland Council (Copeland area)

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

29 October 2025

Dear Mr Harrison

Re: 4/25/2349/0R1

APPLICATION FOR APPROVAL OF RESERVED MATTERS RELATING TO APPEARANCE, LAYOUT, LANDSCAPING AND SCALE FOR THE ERECTION OF 300 DWELLINGS WITH ASSOCIATED OPEN SPACE & INFRASTRUCTURE PURSUANT TO OUTLINE PLANNING APPROVAL 4/18/2287/001 (THE OUTLINE WAS NOT AN EIA APPLICATION): Land At Harras Moor, Whitehaven

Thank you for your notification of 17 October 2025 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**

As you are aware, the Coal Authority were consulted within the planning process for the approved (outline) development 4/18/2287/001 as part of the site lies within the Development High Risk Area (DHRA) as defined by the Coal Authority. The Coal Authority raised no objections to outline permission being approved by the LPA, subject to the imposition of a suitably worded condition to secure the undertaking of intrusive site investigations prior to commencement of development taking place within Phase 2 north as per Drawing No. 07 Revision A – Indicate Phasing Plan.

As there are no recorded coal mining features that would impact on the layout of the proposed development, we have **no objections to this reserved matters application**.

We note that planning permission was approved by the Planning Inspectorate and Condition 13 requires:

- 13) Prior to the commencement of each phase of the development a Scheme of Intrusive Site Investigation shall be undertaken and a report of the findings from the Intrusive Site Investigation together with details any necessary remedial works and/or mitigation measures shall be submitted to and approved in writing by the local planning authority. The Investigation shall be designed and undertaken by a suitably qualified person to adequately and properly assess the ground conditions of the site and establish the risks posed to the development by past coal mining activities. The remedial works and/or mitigation measures must then be implemented in accordance with the approved details and a validation report for each phase must be submitted to and approved in writing by the local planning authority.

However, in accordance with the proposed layout seeking approval (Drawing No. P002 E – Proposed Layout), it does not appear that the applicant is seeking any built development within the north western part of the site (originally Phase 2 north) and this area is proposed as public open space / pedestrian / cycle links only (minimal groundworks only).

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

Yours sincerely

D Roberts

Deb Roberts M.Sc. MRTPI

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.