

Oliver Hoban

From: Sarah Papaleo
Sent: 17 December 2024 09:41
To: Development Control
Subject: FW: [External] FW: 4/24/2254/0F1 - LAND AT BREWERY BROW, PARTON

Hi,

Can this please go on the website and MIS as a consultation response? Thanks!

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind regards,

Sarah Papaleo MRTPI
Senior Planning Officer
Development Management
Cumberland Council

From: The Coal Authority-Planning
Sent: 17 December 2024 09:23
To: Sarah Papaleo
Subject: RE: [External] FW: 4/24/2254/0F1 - LAND AT BREWERY BROW, PARTON

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Good morning Sarah and thank you for your email below and in particular to the comments made by the Agent: **Coal Board condition.**

It would appear that the materials to be used for the proposed storage shed are rendered blockwork with a tiled roof and this is not exempt from requiring a Coal Mining Risk Assessment to be submitted in support of a planning application. We did highlight that the Coal Mining Risk Assessment submitted in support of the planning application was prepared for a new retaining wall (with plans to development to the land for residential use). However no site layout had been made available to the report authors at that time. However we considered that as the applicant's geotechnical consultants has assessed the coal mining risks at the site and stated that there is currently a risk from former coal mining activity (historic unrecorded shallow coal mining) which could impact on the safety and stability of the retaining wall and recommendations were made that intrusive ground investigation works were required within the vicinity of the 'proposed development' to determine the ground conditions and the depth of any shallow coal mine workings, we raised no objections to the proposal as we considered that the intrusive site investigations could be secured by the LPA imposing a suitably worded condition. Accordingly, as the site has been assessed by a competent person (Geo Environmental Engineering Ltd), who have identified a risk to the overall site, which requires further investigations, our initial comments dated 13 August 2024 remain unchanged.

I hope this helps, however please do not hesitate to contact me if you require any further assistance with this matter.

Kind regards

Deb Roberts *M.Sc. MRTPI*

Planning & Development Manager



Delivering for the communities we serve across England, Scotland, and Wales

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