



The Coal  
Authority



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For the Attention of: Ms C. Taylor – Case Officer  
Chorley District Council

**[By Email: [dcon@chorley.gov.uk](mailto:dcon@chorley.gov.uk)]**

18 January 2021

Dear Ms Taylor

**PLANNING APPLICATION: 20/01200/OUTMAJ**

**Outline application (specifying the access point) for the development of up to 25 dwellings and associated infrastructure (including 35% affordable housing) at Land at Carrington Road, Adlington**

Thank you for your consultation letter of 12 January 2021 seeking the views of the Coal Authority on the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. 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**

The application site falls marginally within the defined Development High Risk Area (DHRA); therefore within the site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

The Coal Authority's information indicates that the northern tip of the site falls within the boundaries of a wider site from which coal has been extracted by surface (opencast) methods).

We note from the Illustrative Masterplan that no built development is proposed in the part of the site falling within the DHRA, with the affected area forming part of the Ecological Enhancement Area / Open Space. However, we acknowledge that the applicant is not seeking approval of layout at this stage and therefore a different arrangement of built development could be subsequently proposed at reserved matters stage, which could position buildings in the DHRA.

We are therefore pleased to note that the planning application is accompanied by a Desk Study Assessment Report (October 2020, prepared by Brownfield Solutions Ltd) which includes brief consideration of coal mining legacy matters.

Based on a review of coal mining information, the report acknowledges that whilst the application site is partly within the boundary of a former opencast coal mine (Ellerbeck Colliery), it highlights that the actual extraction of coal was not undertaken within the site boundary. On this basis the report author is satisfied that the stability risk posed by made ground associated with such workings is low and, as such, no specific remedial or mitigatory measures are proposed in this regard.

#### The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions of the Desk Study Assessment Report are sufficient for the purposes of the planning system and meet the requirements of the NPPF in demonstrating that the application site is, or can be made, safe and stable for the proposed development, in terms of coal mining legacy related land stability matters. The Coal Authority therefore has **no objection** to the proposed development. However, further more detailed considerations of ground conditions, foundation design and gas protection measures may be required as part of any subsequent building regulations application.

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

Yours sincerely

*James Smith*

**James Smith** *BSc. (Hons), Dip.URP, MRTPI*  
**Planning and 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 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.

*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 advisers for this development in relation to ground conditions and the acceptability of development.*