



The Coal
Authority



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For the Attention of: Ms Julie Seidel – Case Officer
Falkirk Council

[By Email: dc@falkirk.gov.uk]

24 February 2017

Dear Ms Seidel

PLANNING APPLICATION: P/16/0707/FUL

Erection of 3 dwellinghouses and associated infrastructure at Land South Of 1-2 Livingstone Rise, Glen Brae, Falkirk, FK1 2AE

Thank you for your consultation letter of 13 February 2017 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 for Business, Energy and 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

I have reviewed the proposals and confirm that the application site falls within the defined Development High Risk Area; therefore within the application 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 records indicate that the site is likely to have been subject to historic unrecorded underground shallow coal mining.

The applicant has obtained appropriate and up-to-date coal mining information for the proposed development site; including information from BGS with regard to geological mapping and historical borehole records, Mine Abandonment Plans and information from The Coal Authority, including a 2010 Coal Mining Report. This information has been used to inform a Coal Mining Risk Assessment (February 2017, prepared by Simpson Mining and Geotechnical Ltd) to accompany the planning application.

Based on the review of the above information the report is able to identify that a conjectural fault with a north-west to south-east trend, downthrowing the strata 55 metres to the north passes through the south east corner of the site.

The general sequence of strata to the north of the fault includes the 'Upper Drumgray Coal' seam at approximately 0.76m thick at some 18.76m deep. The report indicates that in the unlikely event of old, unrecorded workings in the Upper Drumgray, the thickness of the coal would suggest that it would almost certainly have been worked by the long wall method. It advances to suggest that the depth of any old workings, method of working and time that has elapsed since working ceased (c.1860) will have ensured that all subsidence due to the working of this coal will have long ceased. It is therefore concluded that the area to the north of the fault is stable with regards to old workings in the Upper Drumgray.

The general sequence of strata to the south of the fault includes the 'Mill Coal' seam at approximately 0.46m thick at some 64.46m deep. It is considered that any old workings of this seam are deep enough to ensure the stability of the site.

Accordingly, the site has been classified as stable from a mining point of view.

The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions of the Coal Mining Risk Assessment Report are sufficient for the purposes of the planning system in demonstrating that the application site is, or can be made, safe and stable for the proposed development. The Coal Authority therefore has **no objection** to the proposed development. However, further more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent building warrant application.

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

Yours sincerely

Ashley Langrick

Ashley Langrick BA (HONS) Dip TRP MRTPI
Planning Liaison 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.