The Coal Authority

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

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

10th November 2026

Dear Ms Papaleo

Re: 4/26/2337/0B1 - Variation of conditions 2 (plans) and 5 (protection of water mains) of planning approval 4/24/2035/0B1 following outline approval 4/16/2415/O01 for 85 dwellings; Harras Dyke Farm, Harras Dyke, Whitehaven

Thank you for your notification of the 28th October 2026 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 applications on this site, at outline, reserved matters and discharge of condition stages. This current consultation relates to variation of Conditions 2 (plans) and 5 (protection of water mains). Condition 2 identifies the approved plans and documents, and Condition 5 requires details of the means of protecting the United Utility water mains within the site from construction and post-completion impacts.

The supporting letter states that the application seeks to modify the approved ground improvement methodology with a revised methodology to ensure the delivery of the scheme. They note that the proposed variation of Condition 2 would ensure that the ground improvement and earthworks are undertaken in accordance with the revised JPG

document, dated May 2025. They note that all other plans and documents listed in Condition 2 would remain unchanged

We note the submission of the updated document and the ground improvement works now proposed. The commentary in Table 5.2 provides additional mitigation in respect if the mine entry should it be encountered and confirmed on site. The submission also confirms that the development layout remains unchanged.

On the basis of the information now submitted, and the professional opinions of the report authors set out therein, the Planning team at the Coal Authority has no objections to the variations of conditions 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.