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For the attention of: Sarah Papaleo – Case Officer

Cumberland Council (Copeland area)

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

27 August 2026

Dear Ms Papaleo

Re: 4/26/2263/DOC

**DISCHARGE OF CONDITIONS 7 AND 8 OF PLANNING APPLICATION 4/24/2252/0F1; Land
Between Griffin Close, & Greenvale Court, Frizington**

Thank you for your notification of 19 August 2026 seeking the views of the Coal Authority on the above.

The Coal Authority (now trading as the Mining Remediation 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's specific interest lies within Condition 7:

Site Stability

7. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the further intrusive site investigations, as recommended by Geo Environmental Engineering and the completion of the remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason

To ensure that the development does not have a negative effect on its occupants and in accordance with Policy DS8 of the Copeland Local Plan.

We note that the wording of this condition reflects our recommendation to the Local Planning Authority (LPA) dated 24 December 2024, made in light of the content and conclusions of the Supplementary Mining Investigation Report (GEO2024-6310, dated 06.08.2024) and a Summary on Geo-Environmental Investigations (GEO2024-6517, dated 07.11.2024) prepared by Geo Environmental Engineering submitted by the applicant in support of their planning application.

The discharge of condition application is accompanied by a Mining Remediation Validation Report (GEO2024-6517, 13.08.2026) produced by Geo Environmental Engineering Ltd which has been informed by further investigations and remedial works carried out by Van Elle and detailed within their Factual Report (243358, 10/07/2026).

As part of the investigations, the suspected location of the mine shaft [303377.806, 517407.38, was further investigated (80 probe holes drilled on a 1m grid to locate the recorded mineshaft) however, the report authors state that this failed to identify the shaft within the investigated area. Van Elle considers that based on the above, *it is therefore reasonable to assume that the shaft is not within the immediate area of the MRA best fit position. However, the shaft could be elsewhere on site and a watching brief should be in place during excavations for any anomalous findings.*

Following on from a comprehensive drilling and grouting programme, completed across the proposed development footprint, the report authors are satisfied that where historic shallow mine workings have been identified, these have been successfully treated, and

validation testing has confirmed the effectiveness of the remediation works. Accordingly, the report concludes *"the site is considered minerally safe, stable and suitable for the proposed residential development subject to normal vigilance during construction activities"*.

Based on the above, and the professional opinions provided by Geo Environmental Engineering Ltd and Van Elle, the Planning team at the Coal Authority would have no objections to the LPA discharging Condition 7 of approved consent: 4/24/2252/0F1 if they were minded to do so.

Please note that any comments that the Coal Authority may have made in a Planning context are without prejudice to the outcomes of a Permit application.

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.