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

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

12 October 2026

Dear Ms Papaleo

Re: Planning application 4/26/2313/0B1

Variation of condition 2 (plans) of planning approval 4/23/2336/0R1 - reserved matters application relating to appearance, landscaping, layout and scale following outline application 4/21/2001/0O1 for a single dwelling including details of access at Harras Dyke Farm, Harras Dyke, Whitehaven

Thank you for your notification of 7 October 2026 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above planning application.

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.

The Coal Authority response: MATERIAL CONSIDERATION

The application site falls within the defined Development High Risk Area. Our information indicates that the site lies within the boundaries of a wider site from which coal has been extracted by surface (opencast) methods.

You will be aware that the original application for outline planning permission (4/21/2001/0O1) to which reserved matters approval 4/23/2336/0R1 relates was

accompanied by a Coal Mining Risk Assessment report, prepared by Geoinvestigate Ltd. We raised no objection to the outline application (and the subsequent reserved matters submission) on the basis that the report author was able to conclude that past opencast extraction did not encroach within the application site and that underground coal mining legacy will not impact surface ground stability.

We understand that the applicant has now applied to vary Condition 2 of the reserved matters approval in order to enable development to proceed in accordance with revised designs / layout. In consideration of the information submitted in support of the original outline application and the professional opinions contained therein, the Coal Authority's Planning & Development Team wishes to raise **no objection** to this application.

If you would like to discuss this matter further, please contact me on the above number.

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 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.