



Mining
Remediation
Authority



Planning
Advice Service



Scan to visit:
[https://www.data.gov.uk/
dataset/coal-development-
high-risk-area](https://www.data.gov.uk/dataset/coal-development-high-risk-area)

Transforming space...

The Mining Remediation Authority, the trading name of the Coal Authority, exists to manage the legacy from Great Britain's coal mining past. We use our information and expertise to provide confidence and help clients, developers, and their consultants make informed decisions when developing land on the coalfield.

Whether at the pre-application stage or within the planning application process, technical challenges can frequently arise where development land coincides with the Mining Remediation Authority's Development High Risk Areas (scan QR code above). In these locations early identifications and consideration of mining legacy issues can be the difference between success or a stalled project.

Our Planning Advice Service (PAS) helps unlock impacted sites by assisting the safe, responsible and sustainable construction that

delivers resilience and positive change for coalfield communities.

The advice we provide benefits equity in opportunity that directly addresses the issues that the Levelling Up and Regeneration Act (LURA) was introduced to tackle.

By engaging directly with the public and private sectors outside of the planning system we can actively ensure the development management process is not delayed by coal mining legacy, especially for strategic aspirations including brownfield sites that deliver on projects, local



Main image: Mixed-use development in Dearne Valley, Barnsley

Above: Aerial shot of residential development in Newcastle-under-Lyme

Right: Aerial shot showing the Global Centre of Rail Excellence

plans, and also for regional and Nationally Significant Infrastructure Projects (NSIPs), too.

Creating value

Our PAS aligns with our corporate approach around supporting growth and our direct engagement with construction and development, and is a natural extension of our involvement to inform decision making to ensure that it takes full account of coal mining legacy.

Trusted

59.6% of our customers are repeat users of our services.

Proven

Our service was established in 2018 and has contributed to the successful conclusions

of up to 135 projects, classified as 'major development', per year.

Direct

All advice is direct with the customer specific to their requirements and the site specific nature of the challenges. Our advice can be a combination of meeting virtual, or in person, site visits and written responses.

Expert

We share our data freely with those public bodies who act primarily in the interests of the public as part of the geospatial commissions.

Collaborative

Our service draws on specialist expertise across the organisation.

How our service can benefit developers

The Mining Remediation Authority's Planning Advice Service can help developers across all construction sectors save time and money through the early consideration of coal mining related risks when planning and designing new developments across the coalfields.

The benefits of using our planning service can include:

- **Avoid time delays**

By identifying the information required to support an application, our PAS can help to avoid time delays from incomplete applications. We provide a supporting letter for proposals which can be submitted along with a developments planning application.

- **Embracing innovative**

We recognise that while industry guidance is authoritative and sometimes prescriptive when it comes to new technology and

solutions, it can become a barrier to progress and innovation. Our advice can respond directly and collaboratively to new approaches.

- **Addressing challenges early**

Our expertise can help in reducing the risk of planning objections, the imposition of otherwise unforeseen pre-commencement conditions and the intention of reducing the number of statutory consultations responses necessary with ourselves.



Retail development near Prudhoe, Northumberland

“

We have found the Planning Service to be incredibly valuable as a means of understanding the expectations of the Mining Remediation Authority and LPAs where we are assisting clients with mining legacy issues. ”

Technical Director, AECOM



- **Saving resources**

Our advice can help to save resources, helping to achieve more sustainable outcomes.

- **Reduced chance of conflict**

Achieving a joint understanding of coal mining risk and the necessary remediation helps projects deliver early and well-informed community engagement, reducing the chance of associated concerns being misrepresented. Written responses can be submitted in support of an application, which as a public record can then aid dialogue, provide reassurance and awareness.

- **Responsible design**

Our expertise can help to identify potential issues early regarding layout and other concerns on sensitive sites.

- **A proven method**

Our PAS can help customers improve consistency, certainty and timescales in managing coal mining risk improving confidence in development delivery.

Creating value

Our PAS has helped to enable developments throughout the UK and across a wide range of sectors. Here is a selection of sites we've advised on, from the restoration of a Grade II listed bridge in County Durham to the large-scale transformation of a 127-acre mixed-use development site in Barnsley.



Energy – Heating Musselburgh, Midlothian

£20m scheme, £7.5m Infrastructure Transformation funding. A recycling and energy recovery centre providing low-carbon district heating of 3,000 homes, education and retail properties. PAS review and rationalisation of mining data informed amendments to the pipeline alignment to avoid mine entries along a restricted corridor. Advice was also given in response to engineering mitigation proposals, pipeline risk and liability considerations.

Infrastructure – Water Bury, Greater Manchester

Pipeline and tunnel replacement that formed part of a £1.75Bn Resilience Investment Programme. Early PAS engagement with the statutory undertaker influenced the project's planning. Sharing of data resulted in a joint awareness of mining risks and enabled the verification of the consultant's early recommendations. Strategic advice was provided to inform the feasibility stage design along with responses concerning liability and risk.



Mixed Housing Keele, Staffordshire

Agreement on revised layout, remedial treatment design and a zonal foundation strategy to accommodate mining fissures associated with recorded historic subsidence and fault reactivation.

Housing – Brownfield Sheffield, South Yorkshire

The site has legacy industrial use including shallow underground and surface mining of coal. Environment Agency and planning requirements were needed for a connection of mine drainage through a passive water treatment facility. This involved consideration of hydrogeology and the risk of uncontrolled discharges including management and remediation of mine adits as part of the enabling works.



Heritage – Listed Structure Chester-le-Street, Durham

Unusable 'at risk' structure affected by former mining subsidence. We provided advice on ground investigation, specialist surveying, monitoring and instrumentation. We also advised on the environmental and technical challenges surrounding the careful, safe and sympathetic remediation to secure the bridge's preservation and further use. Advice on project, permitting and planning consultation timescales.

Commercial and Industrial South Yorkshire

127 acres of Enterprise Zone receiving £17.1m Regional Investment Funding. We agreed the planning justification for the layout and provided early detailed engineering appraisal and acceptance of the design supporting the planning application and enabling the commercial purchaser to commit to the sale. We helped to provide confidence in the development by letter of comfort assisting investor and purchaser confidence.



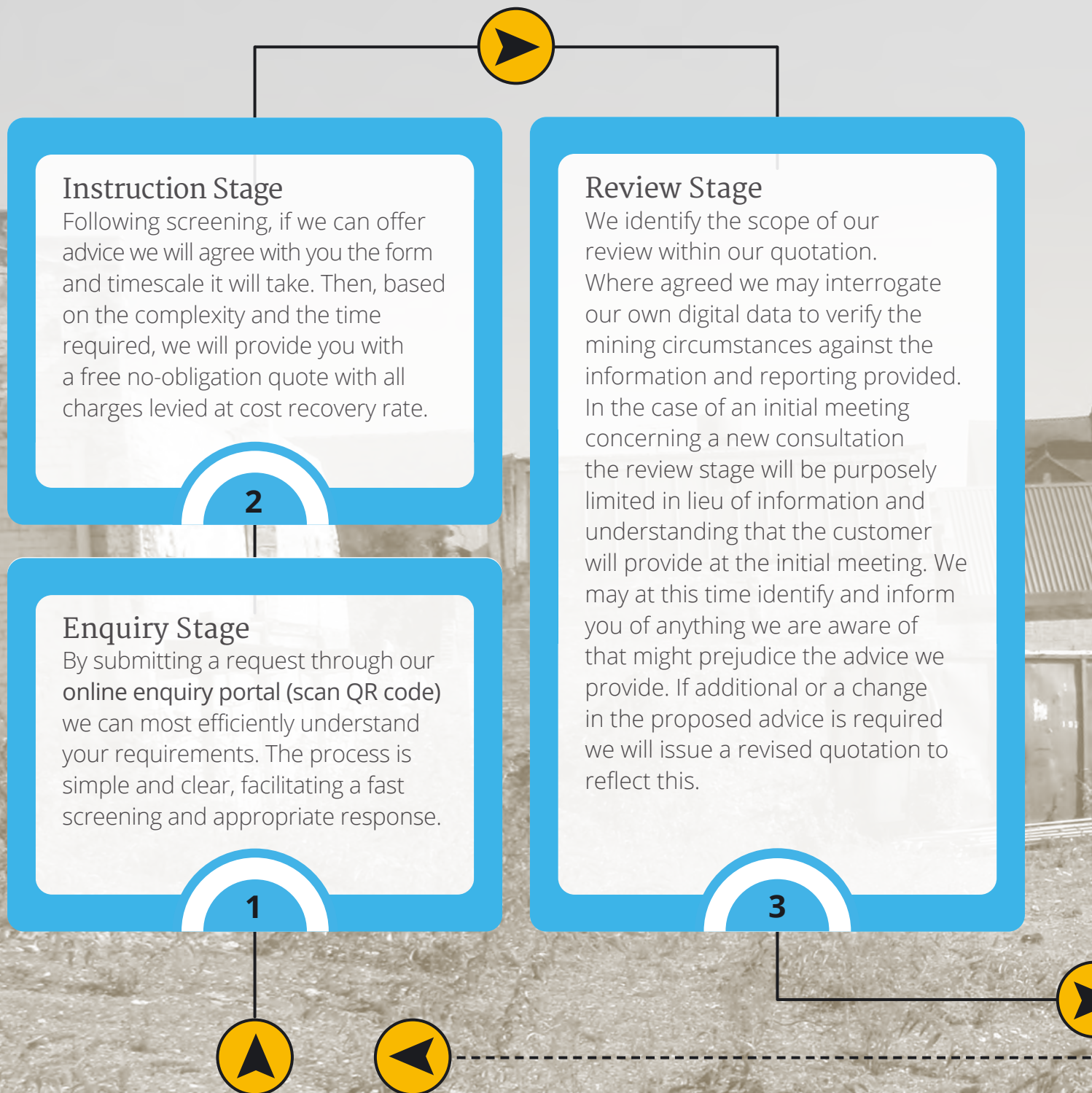
Mixed Residential Tyne and Wear

13 hectare, £40m build scheme with 550 homes. Identified growth corridor, Core Strategy and Urban core plan. Mining records supported a careful review of remediation requirements resulting in the sustainable elimination of £0.5m of unnecessary grouting works and a positive land valuation for the vendor. PAS helped avoid mining legacy being highlighted as an issue to prevent development. Early intervention also allowed adoption of an architecturally inspired layout respectful of mining constraints (high wall and mine entries).

The Development Cycle

Our Planning Advice Service comprises a wider discretionary advice offering which is equally available to projects at the pre-application stage as well as those that have already entered the formal planning process.

Irrespective of timing, the advice can be summarised as a simple 5-step process, as illustrated below. It is a collaborative undertaking advocating knowledge sharing, constructive questioning leading to an iterative collective understanding with the aim of producing verifiable outcomes.



Brownfield sites can divide communities, becoming visually obtrusive and unsecure places that have the potential to become a centre for crime and anti-social behaviour. In addition, discarded waste can become hazardous to health.

By supporting the brownfield first strategy, PAS aids restorative practice by producing healthy, safe and inclusive spaces through the regeneration and reuse of these sites. Helping, where possible, to reduce the pressures on greenfield alternatives.

“When developers, planners, and those with the authority to grant planning permission are all aligned in purpose, a planning-led approach to development can deliver at scale.”

*The Planning Premium:
The Value of Well-made Places.
Public First, June 2024, RTPI Commissioned report*

Advice Stage

We will provide the benefit of our knowledge, data and expertise in a detailed and substantive response to a whole range of proposals including, but not limited to, development layout, site characterisation, specifications or remedial strategies. Our advice responds to customer requirements and includes the expected recommendations to LPA's regarding planning conditions, including any pre-commencement conditions, likely objections to layout, designs and proposals and whether those are likely to be considered satisfactorily and whether fundamental concerns remain and why.

4

Updates Stage

The national coal mining database will be updated to reflect any necessary changes and we will signpost you to any information that might be beneficial to your enquiry or the developments aims. We will set out when and how further advice might be required and file confidentially the records and outcome of our response with you.

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Scan to visit:
<https://www2.groundstability.com/planning-advice-service/>



Northumberland Line upgrade

AECOM, Network Rail and Northumberland County Council

The £298.5m Northumberland Line redevelopment aims to stimulate and support economic growth, regeneration and community development in Northumberland and the wider region by providing new and improved transport links for local people and businesses.

The project commissioned 6 new stations from Ashington, to Northumberland Park, East Newcastle eliminating the need to change trains and where an interchange with the Metro allows onward destinations and main line rail connection.

The project sought early advice in respect to proposals to manage, and where necessary, mitigate the risks posed by shallow mining legacy. The Mining Remediation Authority's

“The assurance sign-off from Network Rail is specifically looking for confirmation that the Mining Remediation Authority is accepting of our conclusions prior to providing their approval.”

AECOM Project Director



Summary

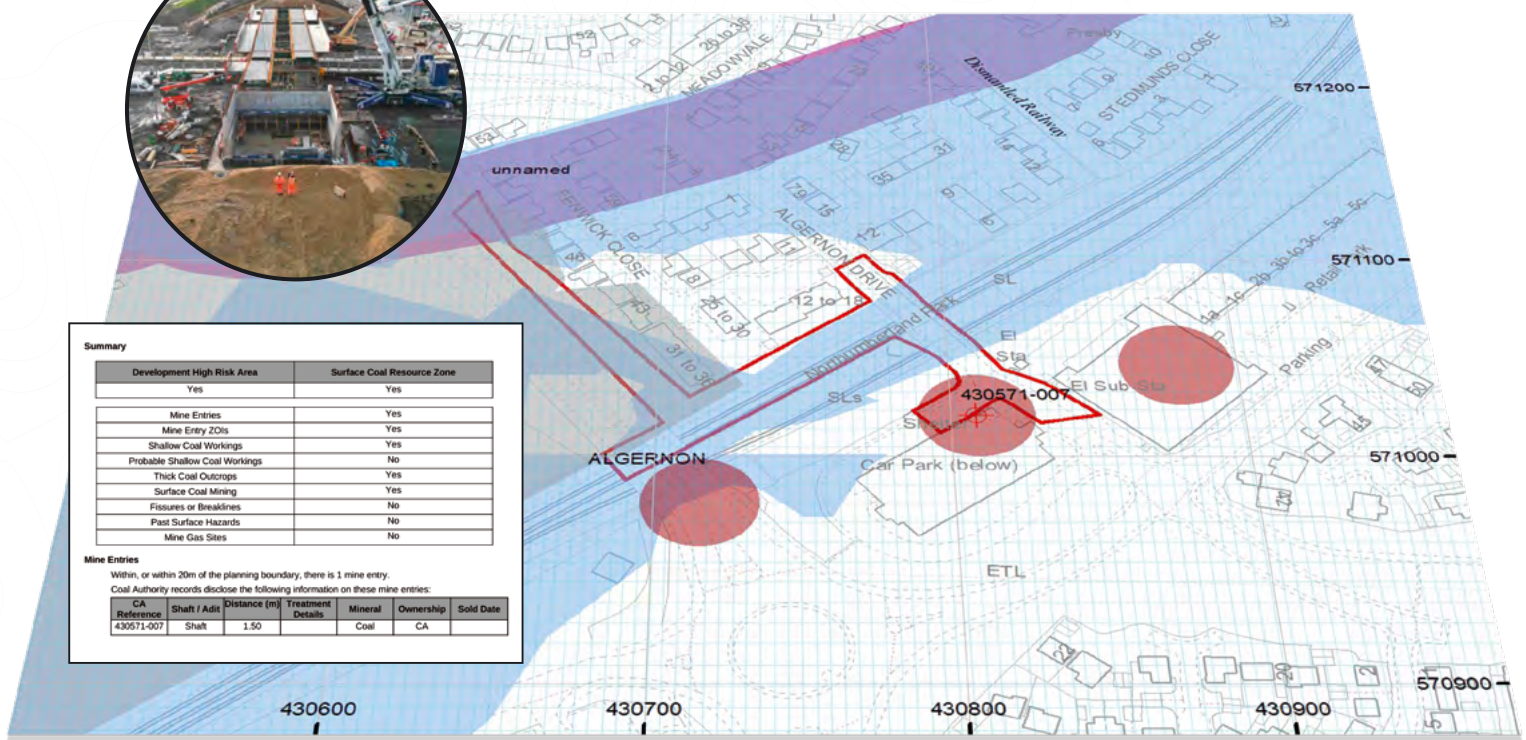
Development High Risk Area		Surface Coal Resource Zone	
Yes		Yes	
Mine Entries		Yes	
Mine Entry ZCIs		Yes	
Shallow Coal Workings		Yes	
Probable Shallow Coal Workings		No	
Thick Coal Outcrops		Yes	
Surface Coal Mining		Yes	
Fissures or Breaklines		No	
Past Surface Hazards		No	
Mine Gas Sites		No	

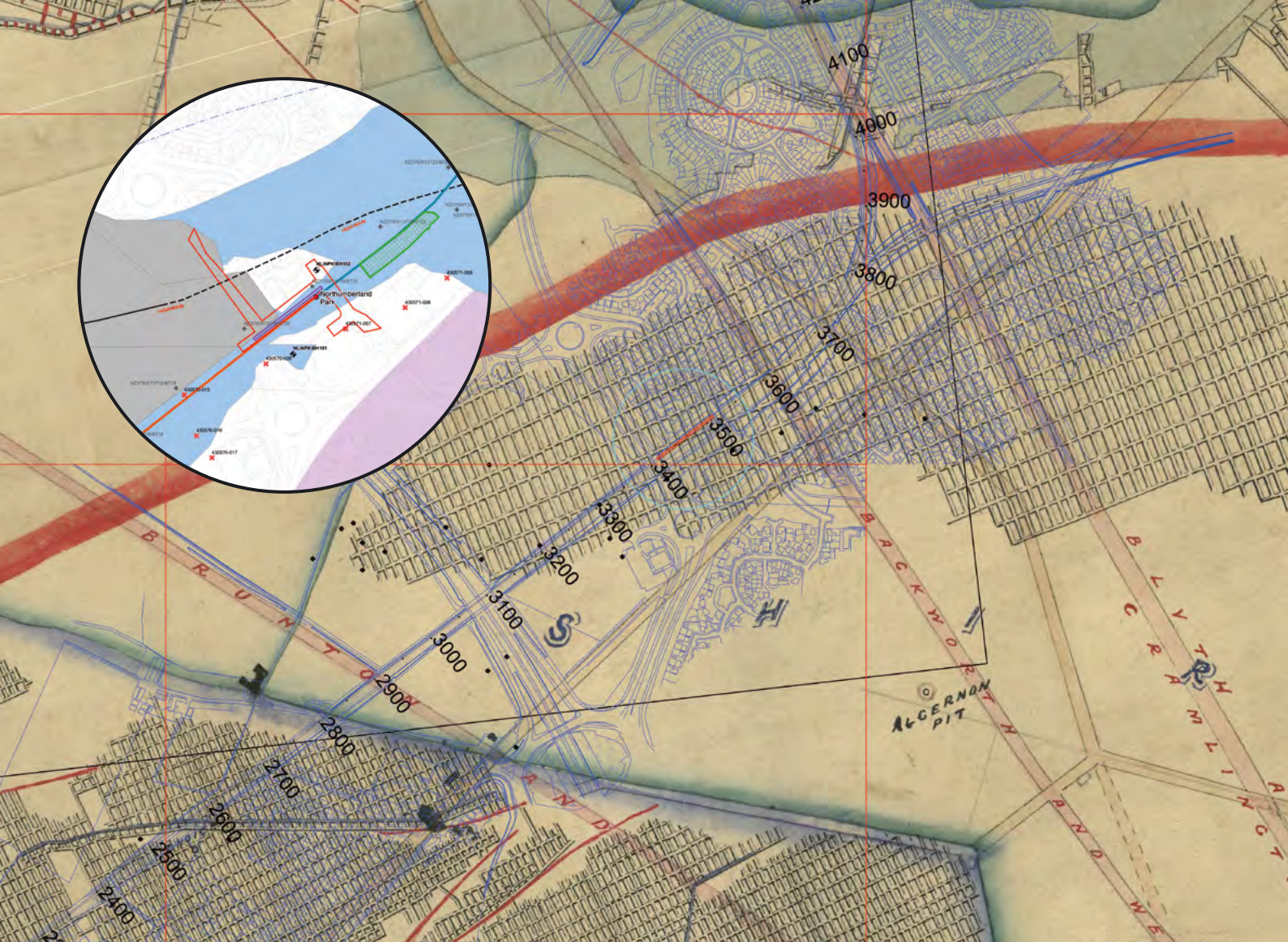
Mine Entries

Within, or within 20m of the planning boundary, there is 1 mine entry.

Coal Authority records disclose the following information on these mine entries:

CA Reference	Shaft / Adit	Distance (m)	Treatment Details	Mineral	Ownership	Sold Date
430571-007	Shaft	1.50		Coal	CA	





PAS was able to engage in the first instance by efficiently combining views on general principles of approach for several station sites into one inclusive meeting in which representatives from all stakeholder organisations were present.

We were instructed to provide advice in 2 stages. The first considered 2 stations, their structures and a footbridge, while the second considered the adequacy of the submitted information, and station proposals for outlying car parking areas. The objective being to obtain early acceptance of proposals further to receiving positive approvals and planning permission decisions.

The first review benefited from stage 1 and 2 reporting including the Mining Risk Mitigation Remit (MRMR) and considered pre-construction surveys, remediation proposals including their

extent and sequencing, condition surveys and monitoring requirements and the required precautionary measures. Discussions were able to explore and confirm agreement on the site specific constraints, the principles of the remediation strategy, including clarification on which elements of the construction would be exempt from consideration.

The second instructed advice allowed AECOM's design team to formulate their approach to outlying areas and by using the results from the latest ground information and mitigation underway at the station platform areas identify and agree additional ground investigation requirements. Considering the approved layout, if not undertaken, our statutory reply on consultation by the local planning authority would have resulted in a planning objection.

Reflective placemaking

While mining legacy can present challenges to a desired layout, early recognition can provide an opportunity to make suitable adjustments which not only enhance the place but sympathetically reflect the site's former heritage use.

Good design starts with understanding both context and place and reinforcing this creates an identity and sense of belonging for communities.

This example of a residential development on the coalfield showcases many of the ways in which the Mining Remediation Authority's PAS can help.

Working sustainably means 'designing-out' the potential negative impacts of a project early on.

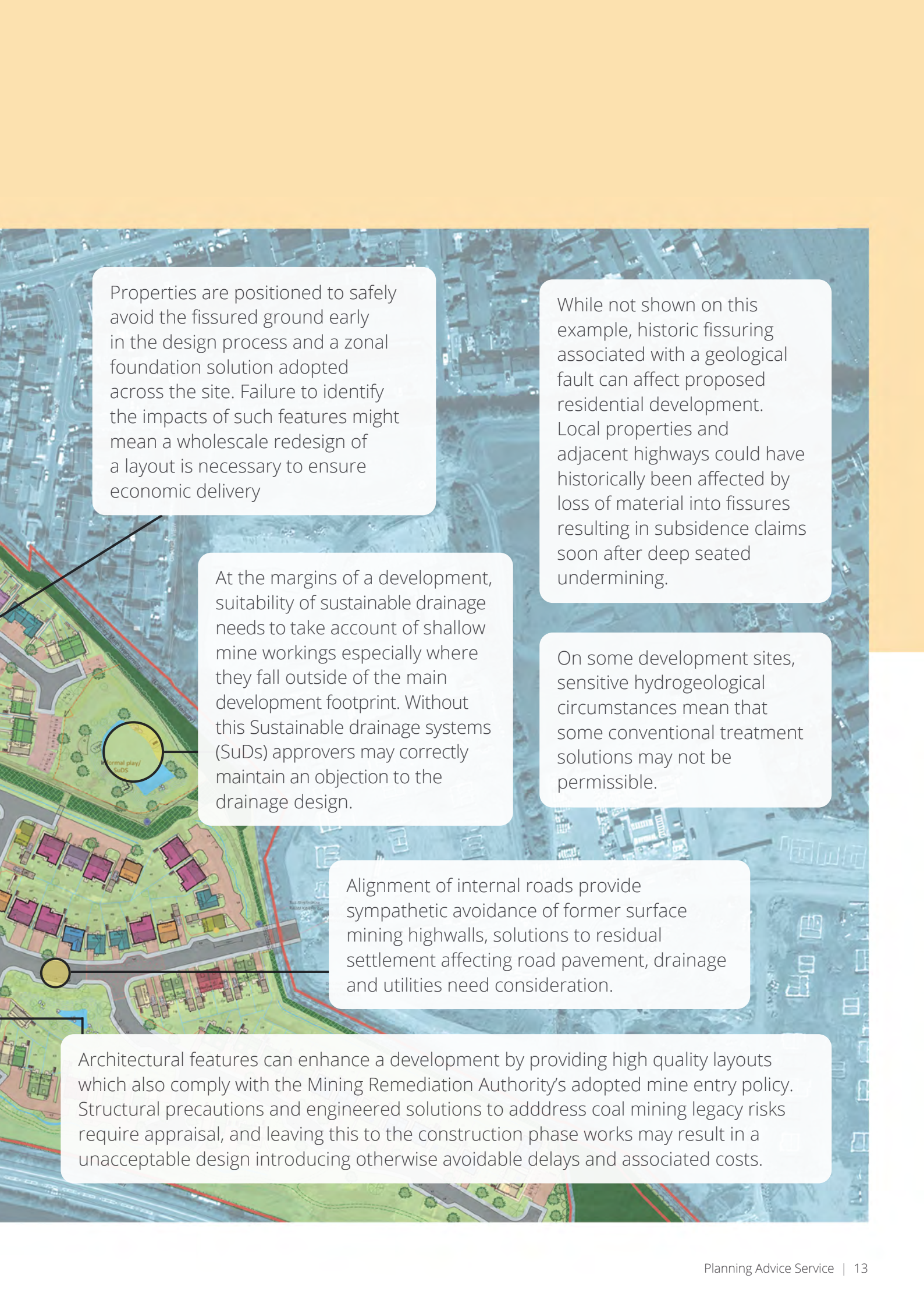
The Mining Remediation Authority's PAS offers a collaborative way of achieving this.

Sites identified as highly impacted by mining legacy through a robust risk assessment are managed much better by advanced enabling works designed to further characterise a problem and provide an agreeable solution for consideration by the local planning authority and those that regulate the built environment.

*Strategic housing development, Gateshead.
Map data courtesy of Google and Airbus,
21/04/2018–13/05/2023.*

Early de-risking of a site removes the potential for later adjustments in layout. Construction itself can introduce new pathways for mine gas and mine water to reach the surface and design needs to effectively eliminate these compounded risks mindful of the layout and end-use.





Properties are positioned to safely avoid the fissured ground early in the design process and a zonal foundation solution adopted across the site. Failure to identify the impacts of such features might mean a wholesale redesign of a layout is necessary to ensure economic delivery

While not shown on this example, historic fissuring associated with a geological fault can affect proposed residential development. Local properties and adjacent highways could have historically been affected by loss of material into fissures resulting in subsidence claims soon after deep seated undermining.

At the margins of a development, suitability of sustainable drainage needs to take account of shallow mine workings especially where they fall outside of the main development footprint. Without this Sustainable drainage systems (SuDs) approvers may correctly maintain an objection to the drainage design.

On some development sites, sensitive hydrogeological circumstances mean that some conventional treatment solutions may not be permissible.

Alignment of internal roads provide sympathetic avoidance of former surface mining highwalls, solutions to residual settlement affecting road pavement, drainage and utilities need consideration.

Architectural features can enhance a development by providing high quality layouts which also comply with the Mining Remediation Authority's adopted mine entry policy. Structural precautions and engineered solutions to address coal mining legacy risks require appraisal, and leaving this to the construction phase works may result in an unacceptable design introducing otherwise avoidable delays and associated costs.



“Delivering housing that increases the density of our cities could add £23 billion in economic value over ten years.”

Plan and concept visuals for the Anstey's Road site, courtesy of Homes England.

*The Planning Premium: The Value of Well-made Places.
Public First, June 2024, RTPI Commissioned report*

Case Study: Strategic Urban Housing

Hanham, Bristol

Homes England, Stantec and Forkers Limited

Set within a residential suburb of Bristol, the site on Anstey's Road has a history of industrial uses and a contamination legacy, both of which made it a difficult site for development.

The industrial uses, which included coal mining, were recognised by South Gloucestershire Council's policy document which identifies areas for future development.

Their Local Plan identified Hanham as an area suitable for an 'Urban Lifestyles' approach and proposed that unlocking this brownfield site for development would help to reduce pressure on greenfield land.

Planning was progressed with an outline application for up to 200 homes with a central open public square incorporating flexible community ground floor space and car parking, gardens and landscaping.

The project sought early engagement with the PAS during early planning and investigation works, which had identified discrepancies between the emerging geological interpretation of the site and published mapping.

Initial engagement centred around forming a joint understanding of the risks and agreement on how the investigation and subsequent remedial works would make the site safe and stable for the proposed development.

We agreed the risks and constraints present following examination of the Coal Mining Risk Assessment (CMRA) and initial ground investigation reporting. The revised ground conditions had been developed into a 3D geological model which was updated as new information was gathered. The model allowed a shared understanding of the ground risks and the mining risks present beneath the site.

Specialist remedial contractor Forkers adopted measurement while drilling (MWD) equipment to provide additional characterisation of the mine workings. The data generated was relayed autonomously in real-time and incorporated into the ground model for accurate and efficient project decision making.

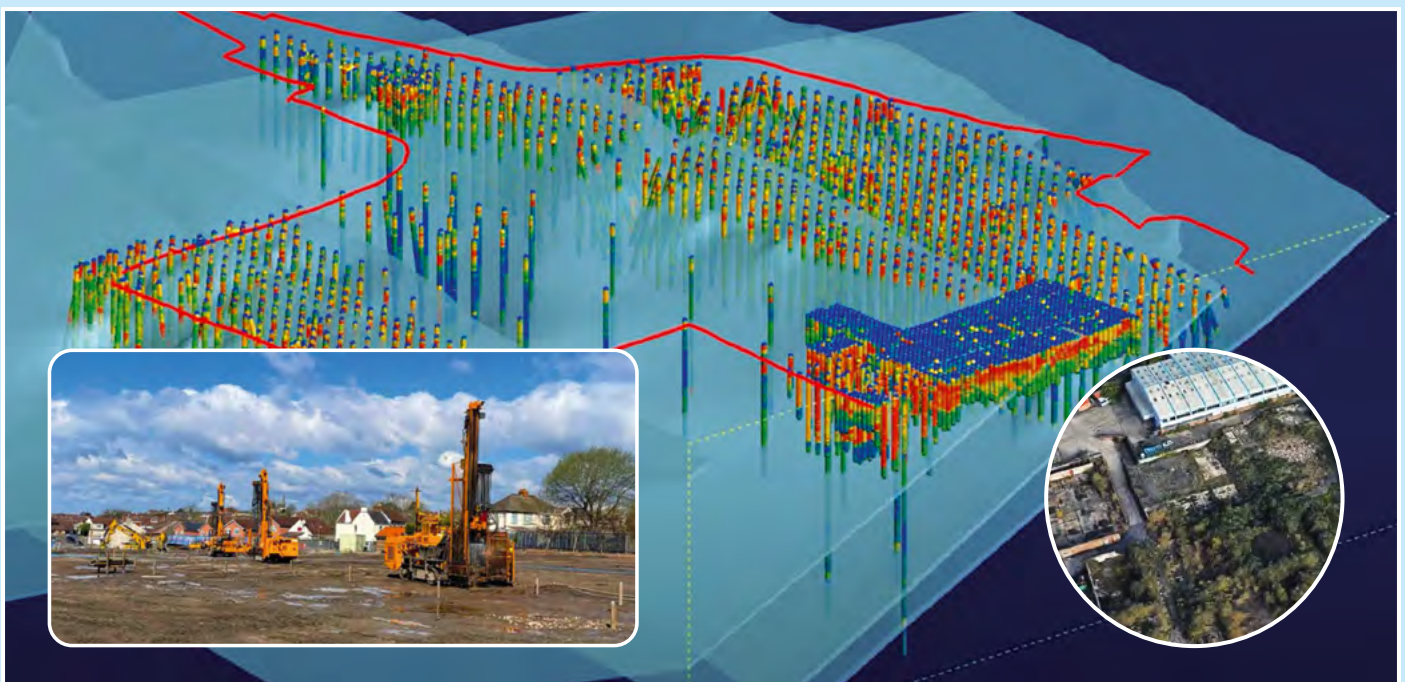
During the enabling works which followed, the true mining legacy of the site was revealed with

multiple unrecorded mine entries encountered. Further PAS was then instructed with examination of the effects these features will have for the layout of the site and the master plan.

The work undertaken has allowed the national coal mining database to be updated, informing customers' on-going decision making when submitting formal planning applications, improving confidence in the conveyancing process for both Homes England's delivery partners who will construct the properties, and the future homeowners.

The relationships developed through the scheme and PAS involvement have eased the uncertainties and complexities arising which have included formation of a new access road likewise affected by mining legacy, the identification of remnant drainage related voids and wells, a claim of alleged subsidence affecting an existing property near to the site and advice relating to how modified planning conditions can be addressed and overcome.

This project was short-listed for the Ground Engineering Awards Technical Excellence Award.

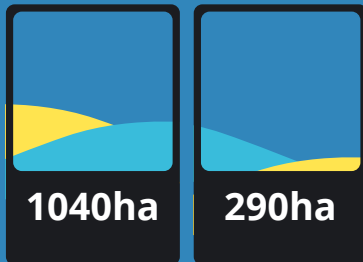


Main image: 3D composite of downhole drilling data. Inset left: Ground remediation phase works. Inset right: Aerial view of the Anstey's Road site. All images courtesy of Stantec.

Working to create value

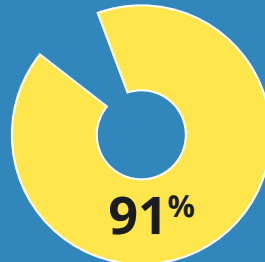
PAS has successfully provided advice on up to 150 projects per year, with 6 out of 10 responses informing pre-mitigation decision-making. The following statistics highlight the impact of our work.

We influence strategic scale development



Within a 6 month period PAS provided advice on more than 1040ha of development land and on 290ha of development land suffering layout constraints.

We target advice where it has the most impact



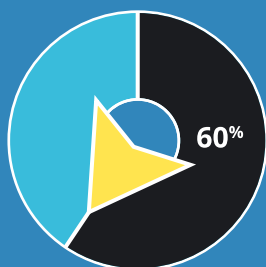
91% of PAS instructions concerned proposals classified as major development.

We have market recognition of our service



7 out of 10 of the leading consultancies* regularly use our PAS. (*As taken from GE100, 2024)

Our expertise is recognised by customers



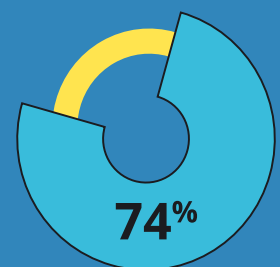
Repeat business accounts for 60% of our workload.

We promote early and effective project planning



95% of PAS instructions do not require an expedited response.

We provide value for money



PAS 74% of quotations lead to successful instruction.

For enquiry submissions, fill in our online form here:

<https://www2.groundstability.com/planning-advice-service>

For questions about the service, please email your enquiry, giving as many details as you can, to: planningadvice@miningremediation.gov.uk

