

ADDENDUM 1 – 30.05.2024

Item No: 5

Application No:	24/00267/FULM	Author	Maxine Ingram
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Date valid:	22 March 2024	☎:	0191 643 6322
Target decision date:	21 June 2024	Ward:	Weetslade

Application type: Full Major application

Location: Warehouse West Of 2 Grieves Row Dudley Northumberland NE23 7PY

Proposal: Construction of a new building over the existing yard to allow the HGV's to be loaded under cover from the elements

Applicant: Mr Darren Smith, S And B EPS Ltd Cramlington Road Dudley Cramlington Dudley NE23 7PY

Agent: Portland Consulting Engineers, Mr Mark Quigley 10 Bankside The Watermark Gateshead NE11 9SY

RECOMMENDATION: Minded to grant on expiry consultation

1.0 The following comments have been provided by The Coal Authority. They do not raise any objections to the proposed development.

2.0 External Consultees

2.1 The Coal Authority

2.2 The Coal Authority Response: Material Consideration

2.3 I have reviewed the site location plans and the proposals and supporting information available to view on the LPA website and can confirm that part of the site falls within the defined Development High Risk Area.

2.4 The Coal Authority records indicate that a coal seam of workable thickness infers to outcrop at or close to the surface within the extreme south western corner of the site, dipping away from the site.

2.5 Accordingly, as the majority of the site lies outside of the defined Development High Risk Area we do not consider that a Coal Mining Risk Assessment is necessary to support this proposal and we do not object to this planning application.

2.6 Although the development proposed is outside of the defined Development High Risk Area as the site lies within an area where coal mining activity has taken place it is requested that the following wording is included as an Informative Note on any planning permission granted:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/coalauthority