

Following our recent correspondence regarding the Coal Authority's objection, we have reviewed the site details further and would like to formally request that the Coal Authority reconsiders the strict requirement for pre-determination ground investigations.

As demonstrated on the newly attached drawing (PL-105), the recorded feature is a previous ventilation air shaft located on the entirely opposite side of the bungalow. Furthermore, this shaft was already filled in approximately 10 years ago. It has been safely sealed, filled, and covered by a shed for over a decade.

In addition to the shaft's location and filled status, the specific footprint for our proposed storage room is well-nestled within existing residential buildings for more than 50 years without any history of ground instability or subsidence.

Given this precise historical and structural context, we respectfully question whether it is necessary or proportionate to burden the client with the substantial fees required to undertake intrusive ground investigations prior to determination.

Could you please forward this email and the attached drawing to the Coal Authority? We hope that by clarifying the exact location and the filled status of the shaft, they may exercise some leniency and either withdraw their objection or agree to standard planning conditions rather than requiring upfront investigations.