

Thank you for your continued assistance with this application. Following the recent objection from the Coal Authority regarding the requirement for pre-determination ground investigations, we have collated additional information and would be grateful if you could forward this email to them for their consideration.

We are formally appealing the strict requirement for upfront intrusive investigations, as we believe it is disproportionate to the scale of this minor extension. We ask the Coal Authority to review the following points and advise if there is an alternative way to resolve this issue:

- **Disproportionate Financial Burden:** We have received a formal quote from Earth Environmental & Geotechnical (Southern) Ltd to fulfill the requested ground investigation scope. The cost for the 30m rotary borehole, standpipe installation, 6-week gas monitoring, and reporting comes to a total of £8,965.00 excluding VAT. This fee approaches the entire construction cost of the proposed storage room and makes the project commercially unviable for the client.
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- **Established Site Stability:** The CON29M Coal Mining Report (Ref: 51003515977001) confirms that there have been no subsidence damage claims for this property, or any property within 50 metres, since 31 October 1994. Additionally, the Coal Authority has no record of mine gas emissions requiring action, nor has the property been subject to any emergency remedial works.
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- **Historical Footprint:** The specific footprint for the proposed storage room has been nestled within the existing residential buildings for more than 50 years without any history of ground instability.
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- **Irrelevance of the Shaft Location:** The recorded feature driving this requirement is a former ventilation air shaft located on the entirely opposite side of the bungalow. This shaft was safely filled, sealed, and covered by a shed approximately 10 years ago.
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- **Existing Insurance & Statutory Cover:** The property already holds a Coal Mining Report Insurance Policy (Policy No: 30501428) underwritten by Liberty Mutual Insurance Europe SE with a limit of cover of £100,000.00, which protects against losses resulting from any future changes to mining records. Furthermore, the client retains full statutory protection under the *Coal Mining Subsidence Act 1991* for the remediation of any physical damage that could theoretically occur from historic workings.
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- **Building Control Oversight:** To provide absolute assurance that the site is managed responsibly, we will happily work closely with Building Control at

every stage of the project. We are fully prepared to invite them to inspect the site during the foundation digging phase to guarantee that everything is safely carried out and monitored appropriately.

- Given the historical stability of the site, the secure status of the distant ventilation shaft, the extreme cost of the requested investigation, the existing insurance/statutory protections, and our commitment to full transparency with Building Control, we respectfully ask if the Coal Authority would be willing to exercise leniency.

Would they consider withdrawing their objection in favor of applying standard planning conditions to the approval, rather than demanding prohibitive pre-determination investigations?

Thank you for your time and for passing this on to their team.