

The Mining Remediation Authority has a risk based approach to development management. This is part of their strategic objective to manage the legacy of coal mining activities. This may have an impact on the determination of planning applications within coal mining areas within Fife. Depending upon the type of development you are proposing you may be required to submit a Coal Mining Risk Assessment report with your application. We will advise you as soon as possible if you are required to submit a report. We will be unable to determine your application without this document. Contact the [Mining Remediation Authority](#) if you have any questions or require further information.

To ensure that any risk posed by new developments is minimised, the Mining Remediation Authority has identified 3 levels depending upon the level of potential risk.

Areas of risk are defined as:

- High Risk Areas
- Low Risk Areas
- Off Coalfield

1. High Risk Areas

For all Non-Householder Developments (which include some intersection with the ground) in this category, the Mining Remediation Authority would request that applicants prepare and submit a Coal Mining Risk Assessment report. This will be considered as part of the planning application for development proposals within these notified High Risk Areas. If an EIA application is submitted this will form part of the Environmental Statement for EIA related development.

The Coal Mining Risk Assessment report will enable Fife Council to ensure that the coal mining information has been considered, with any resulting issues of land instability identified, and that appropriate mitigation has been included within the overall scheme to prevent future safety problems.

The Mining Remediation Authority should be consulted on all planning applications that are accompanied by a Coal Mining Risk Assessment report, and any planning applications for EIA related development in the High Risk Areas.

If you are submitting a Non-Householder application a report must be prepared for consideration by the Mining Remediation Authority. If you are submitting a Householder application no report is required.

2. Low Risk Areas

The Coal Mining Low Risk Area Plans identify the remainder of the coalfield that is outside of the High Risk Areas.

Within these areas coal mining activity has previously taken place. However, the activity was at depth with no recorded surface hazards and therefore poses a lower risk to development proposals. Unrecorded mining related hazards might still exist within the Low Risk Area.

Therefore, the Mining Remediation Authority request that an Informative Note be attached to Decision Notices for all development that incorporates some degree of intersection with the ground within these notified Low Risk Areas (LRAs). This applies to all Development Proposals that intersect the Ground within LRAs.

This will advise the applicant that the site is within an area of likely coal mining legacy; but the nature of householder development means that the planning process has little opportunity to consider the principles and considerations of site selection, development layout etc.

The Mining Remediation Authority does not need to be specifically consulted on any planning applications within Low Risk Areas.

The current Building Standard processes already considers issues of stability for proposals of this nature and an engineering solution can be devised if any problems are subsequently found on the site. This approach has been introduced to make the new approach proportionate and practical for applicants.

3. Off Coalfield

No action or consultation required.