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For the attention of: Helen Pressley – Case Officer

Bury Metropolitan Borough Council

[By email: development.control@bury.gov.uk]

06 August 2026

Dear Ms Pressley

Re: 73454

Application to discharge conditions on planning permission 72368: 3 (materials), 6 (drainage), 7 (water main), 8 (noise assessment), 11 (bats), 12 (bird nest survey), 13 (watercourse method statement), 14 (remediation strategy), 16 (dilapidation survey), 17 (construction traffic management plan); Saw Mills off Spring Street, Ramsbottom, Bury, BL0 9JQ

Thank you for your notification of 31 July 2026 seeking the views of the Coal Authority on the above.

The Coal Authority (now trading as the Mining Remediation Authority) is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority's specific interest lies with Condition 14:

- 14 No development shall commence until;
- a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
 - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.
- The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.
- Reason. The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 187, 196 & 197 of the National Planning Policy Framework.

We note that the wording of this condition reflects our recommendation to the Local Planning Authority (LPA) dated 12 November 2025, made in light of the content and conclusions of the Coal Mining Risk Assessment Report (25-10-04 Revision 0, October 2025) submitted by the applicant in support of their planning application.

The discharge of condition application is accompanied by a Coal Mining Risk Assessment Update letter (LKC261351-L1-Spring Street-R1, 7th July 2026), prepared by LK Consult Ltd, which reviews the previously submitted Coal Mining Risk Assessment Report. LK Consult Ltd agrees that the Holcombe Brook Coal is shown to subcrop beneath the site, however, as past and probable workings are not shown, and the seam is recorded as outcrop only, the site is considered to present a relatively low coal mining ground stability risk. Nevertheless, our records indicate that the Holcombe Brook Coal seam is of workable thickness and, if worked, could affect the safety and stability of the proposed redevelopment. We therefore respectfully ask that the report author confirms whether they remain satisfied that the alternative approach set out in their letter is appropriate to mitigate and address any coal mining risks to the approved development, rather than undertaking targeted rotary boreholes. If so, the LPA will need to determine whether the applicant has satisfied the wording of Condition 14 or whether an application to remove the condition is necessary.

If you would like to discuss this matter further, please contact me on the above number.

Yours sincerely



Disclaimer

The above consultation response is provided by the Coal Authority as a statutory consultee and is based upon the latest available data and the electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority by the Local Planning Authority and/or information that has been published on the Council's website for consultation purposed in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by the Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the applicant for consultation purposes.

In formulating this response the Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development the Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisors for this development in relation to ground conditions and the acceptability of development.