



The Coal
Authority



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For the Attention of: Ms Claire Booth – Case Officer
Bury Metropolitan Borough Council

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

14th June 2023

Dear Ms Booth

PLANNING APPLICATION: 69505

**Erection of an agricultural building; Cross Hall Farm, Mather Road, Bury, BL9 6RB
- 2nd Re-consultation**

Thank you for your consultation email of 08 June 2023 seeking the further views of The Coal Authority on the above planning application.

The Coal Authority Response: Material Consideration

The Coal Authority most recently commented on this submission in a letter to the LPA dated 25th May 2023 and requested further information be provided with regards to the nature of development.

I have now had an opportunity to review the additional information submitted by the applicant's agent, Mr Steven Hartley, and note that this includes additional detail on the foundations and groundworks proposed on site to facilitate the development.

Mr Hartley has now confirmed that the agricultural building will be site on an existing concrete base and anchored to the ground via pads. We also note that an underground tank is not proposed as part of the planning application. We acknowledge Mr Hartley's comments in respect of application 55487, however The Coal Authority has no record of consultation for this proposal and therefore were unable to provide comment.

On the basis of Mr Hartley's comments we no longer consider that requiring a Coal Mining Risk Assessment would be proportionate to the nature of the development proposed in this particular case and we **withdraw our objection** to this planning application.

However, the Coal Authority does recommend that, should planning permission be granted for this proposal, the following wording is included as an Informative Note on any planning permission granted:

Informative Note

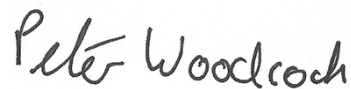
The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0800 288 4242. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely,



**Peter Woodcock | BSc (Hons)
Trainee Planning Manager**

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes 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.