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For the attention of: Jennie Townsend – Case Officer
Bury Metropolitan Borough Council

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

20 November 2024

Dear Jennie

Re: 70993

Demolition of existing class B2/B8 industrial buildings and class E(g) offices; recladding and refurbishment of retained class B2/B8 industrial buildings and change of use of retained Class E(g) and Sui Generis to Class B2/B8; Warth Industrial Park, Warth Road, Bury, BL9 9NB

Thank you for your consultation letter of 1 November 2024

The Coal 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 application site does fall within the defined Development High Risk Area; however, I can confirm that the **nature of development is exempt** from Version 7, January 2023 of the Coal Authority's *Guidance for Local Planning Authorities*. Whilst we do note the accompanying Desk Based Coal Mining Risk Assessment (July 2024), you will note that this is for the entire industrial estate and is based on the proposals being 'unknown.'

Accordingly, and whilst there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted with any

planning application or for the Coal Authority to be consulted on this proposal, the applicant may wish to consider the implications posed by the coal mining legacy of the site.

Most notably, our records indicate the presence of one recorded mine entry (shaft) within, or within close proximity of the planning boundary. An untreated mine entry and its resultant zone of influence pose a significant risk not only to surface stability but also public safety.

The applicant should be made aware of this **by way of an informative note on any permission given and the Coal Authority.**

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

Yours sincerely

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, MRTPI*
Planning Liaison Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available coal mining 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.

Building over or within the influencing distance of a mine entry (shaft or adit) can be dangerous and has the potential for significant risks to both the development and the occupiers if not undertaken appropriately. The Coal Authority would draw your attention to our adopted policy regarding new development and mine entries:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>



Making a **better future** for people
and the environment **in mining areas**