

# cadence

FULL PLANNING APPLICATION · SEPTEMBER 2026

## Minerals Plan Compliance Statement

Greater Manchester Joint Minerals Plan · Policy 8

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*Clough Farmhouse, Clough Lane, Prestwich, Manchester M25 3JD*  
*Proposed Demolition of Existing Dwelling and Erection of Replacement Dwelling and Detached Garage*

Prepared by Cadence Architecture on behalf of Mr & Mrs Kelly  
*Careful design and honest budget conversations, from the very first meeting.*

# 1. Introduction

This statement has been prepared by Cadence Architecture on behalf of Mr and Mrs Kelly in support of a full planning application for the demolition of the existing dwelling and the erection of a replacement dwelling and detached garage at Clough Farmhouse, Clough Lane, Prestwich, Manchester. It is submitted in accordance with the pre-application response of 13 July 2026, which confirmed that the application should include a statement on how the development complies with Policy 8 of the Greater Manchester Joint Minerals Plan (2013).

## 2. Policy Context

The site lies within a Mineral Safeguarding Area identified in the Greater Manchester Joint Minerals Plan for brick clay, sand and gravel, and surface coal. The Mining Remediation Authority (formerly the Coal Authority) no longer requires the safeguarding of the surface coal resource, so the relevant safeguarded minerals are brick clay and sand and gravel.

Policy 8 of the Minerals Plan addresses the sterilisation of safeguarded mineral resources by non-mineral development. Proposals for non-mineral development within a Mineral Safeguarding Area that do not allow for the prior extraction of minerals will only be permitted where the development meets at least one of the following four criteria: (1) the need for the development outweighs the need to extract the mineral; (2) it can be clearly demonstrated that it is not environmentally acceptable or economically viable to extract the mineral prior to the non-mineral development taking place; (3) it can be clearly demonstrated that the mineral is either not present, of no economic value, or too deep to extract in relation to the proposed development; or (4) the development is limited or temporary and would not prevent minerals extraction taking place in the future.

## 3. Assessment Against Policy 8

The proposal satisfies criteria 2 and 4, and each is made out clearly on the facts of the site.

### **3.1 Criterion 2: Prior Extraction Is Not Environmentally Acceptable or Economically Viable**

The site is an established residential curtilage of 809 sq m (0.081 hectares) in continuous residential use since at least 1891. It lies within the Metropolitan Green Belt and the St Mary's Conservation Area, is enclosed by mature woodland identified in the Conservation Area Landscape Appraisal as of secondary or possibly ancient character, and adjoins the Prestwich Clough Site of Biological Importance and Priority Woodland habitat. Access is via a narrow cobbled track off Clough Lane, unsuited to mineral extraction traffic of any kind.

Prior extraction of brick clay or sand and gravel from a plot of this size would require the demolition of the existing lawful dwelling, the removal of protected mature trees contributing to the Conservation Area, and open excavation immediately adjacent to designated ecological assets, with no realistic prospect of acceptable access, working space or restoration. The environmental harm would be wholly disproportionate and the operation self-evidently unviable at this scale. Prior extraction is therefore neither environmentally acceptable nor economically viable.

### **3.2 Criterion 4: The Development Is Limited and Would Not Prevent Future Extraction**

The proposal is the replacement of one dwelling and its detached garage with one dwelling and a detached garage within the same established residential curtilage. The developed footprint remains contained within land that is already sterilised by the existing lawful residential use, and the net change in the extent of sterilisation across the Mineral Safeguarding Area is nil in any meaningful sense. The development is limited in scale and does not materially alter the prospects of mineral extraction across the wider safeguarded resource, which would be governed by the surrounding land in any event.

## **4. Conclusion**

The proposal is a like-for-like replacement of an existing lawful dwelling on a small, enclosed and heavily constrained residential curtilage within the Green Belt and the St Mary's Conservation Area. Prior extraction of the safeguarded minerals is neither environmentally acceptable nor economically viable at this location, and the limited nature of the development means it would not prevent mineral extraction taking place in the future across the wider resource. The development accordingly satisfies criteria 2 and 4 of Policy 8 of the Greater Manchester Joint Minerals Plan, and no objection arises on minerals safeguarding grounds.

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Cadence Architecture Ltd · Peter Purcell · 07870 771 000 · [peter@cadence-architecture.co.uk](mailto:peter@cadence-architecture.co.uk)