



The Coal
Authority

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For the attention of: Mr D Clapworthy

Bury Metropolitan Borough Council

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

17 April 2024

Dear Mr Clapworthy

Re: 70420

Demolition of existing commercial building and erection of new three storey building comprising of 6 no. apartments including 2 no. communal areas and ground floor beauty salon; 211 Bury Old Road, Prestwich, Manchester, M25 1JF

Thank you for your notification of 8 April 2024 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero (DESNZ). 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 Response: **Material Consideration**

I have reviewed the site location plans and the proposals and supporting information available to view on the LPA website and can confirm that part of the site falls within the defined Development High Risk Area.

Notwithstanding the above, the site is clear of a specific coal mining risk. Therefore, we do not consider that a Coal Mining Risk Assessment is necessary to support this proposal and we **do not object** to this planning application.

However, as the site lies within an area where coal mining activity has taken place, it is requested that the following wording is included as an Informative Note on any planning permission granted:

Informative Note

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also 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

Ashley Langrick

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Planning and Development Manager (Corporate Projects)

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.