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For the attention of: Ms C. Orrell – Case Officer
Bury Council

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

13 July 2026

Dear Ms Orrell

Re: Planning application 73234

Erection of garage and creation of parking area at Land to east of 12 Broad Oak Terrace, Bury, BL9 7ST

Thank you for your notification of 10 July 2026 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above planning application.

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 Coal Authority response: MATERIAL CONSIDERATION

I can confirm that the application site falls partly within the defined Development High Risk Area (DHRA). Our information indicates that parts of the access route to the proposed garage lie in an area where historic unrecorded coal mining activity is likely to have taken place at shallow depth. Such workings can pose a risk to surface stability and public safety.

However, the far eastern part of the site where development is proposed lies outside of the DHRA, i.e. is situated in the Development Low Risk Area. 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.

Although the development proposed will be located outside the defined DHRA, 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:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any suspected coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: www.gov.uk/government/organisations/mining-remediation-authority.

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

Yours sincerely

James Smith

James Smith BSc (Hons), Dip.URP, MRTPI
Planning and Development 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.