



The Coal
Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119 (Planning Enquiries)
E: planningconsultation@coal.gov.uk
W: www.gov.uk/coalauthority

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

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

22 March 2024

Dear Ms Booth

Re: 70566

Erection of 7 no. garages with security gates and landscaping; LAND BETWEEEN, 20 & 22 FARCROFT AVENUE, RADCLIFFE, MANCHESTER, M26 2XJ

Thank you for your notification of 11 March 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. 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: **Fundamental Concern**

I have reviewed the site location plans, the proposals and the supporting information submitted and available to view on the LPA website. I can confirm that the site falls within the defined Development High Risk Area and that a Coal Mining Risk Assessment is required to be submitted to support this application.

The Coal Authority records indicate the presence of an on-site mine entry (CA shaft ref: 379408-002). The only information that we hold is that *"It is thought that this shaft has been filled at some time in the past. There are no details of the type of fill or date of filling"*. Due to the historic source plans used to plot its current position, this could vary by several metres. In addition, there

is also an off-site mine entry within 20m of the site boundary (to the south east of the site) that may also affect the proposed development. These coal mining features could affect public safety and surface stability to the proposed development. The Coal Authority is of the opinion that building over the top of, or in close proximity to, mine entries should be avoided wherever possible, even after they have been capped, in line with our adopted policy:

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

In accordance with the agreed risk-based approach to development management in the defined Development High Risk Areas, the applicant should be informed that they need to submit a Coal Mining Risk Assessment Report to support this planning application. As no relevant information has been submitted at this time the Coal Authority **objects** to this planning application.

In this case the Coal Mining Risk Assessment may need to be informed by intrusive site investigations to locate the mine entry and establish its exact location and condition. It would be prudent to carry out a positional review of the mine entry in order that the best plot position can inform the intrusive investigations.

The Risk Assessment should also make recommendations for any remedial works necessary to ensure the safety and stability of this feature and to define a no build zone around the mine entry. The location of the buildings proposed should avoid being located over or within influencing distance of the mine entry, if found to be present on site. If found to be present on site a plan should be submitted to demonstrate how the layout of the development has been designed to take account of the location of the mine entry and its zone of influence.

The applicant can find information on planning applications and Coal Mining Risk Assessments on the link below:

[Planning applications and Coal Mining Risk Assessments - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries)

The Coal Authority would be very pleased to receive for further consultation and comment any additional information submitted by the applicant.

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

Yours sincerely

D Roberts

Deb Roberts M.Sc. MRTPI

Planning & 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.