

Thanks for consulting with the minerals and waste unit on the above application.

As referred in the Planning Statement the site is within a Minerals Safeguarding Area (MSA) for sand and gravel. Additionally, this is also designated as an MSA for Coal and Brick Clay. Policy 8 of the Greater Manchester Joint Minerals Plan sets out the requirements for proposals involving non-mineral development within the Mineral Safeguarding Areas that do not allow for the prior extraction of minerals. These will only be permitted where:

1. The need for the development outweighs the need to extract the mineral; or
2. It can be clearly demonstrated that it is not environmentally acceptable or economically viable to extract the mineral prior to non-mineral development taking place; or;
3. It can be clearly demonstrated that the mineral is either not present or 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.

Although the applicant hasn't referred to this policy as a consideration within the development proposal, given the scale and location of the plot, it is accepted that prior extraction is not viable in accordance with the policy above.

Regards,
GM Minerals & Waste Unit