



The Coal
Authority



INVESTOR IN PEOPLE



RTPI

Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Ms H Leach – Case Officer
Bury Metropolitan Borough Council

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

[Copy Email: h.leach@bury.gov.uk]

19 January 2022

Dear Ms Leach

PLANNING APPLICATION: 67658

Change of use of the land for use as outdoor sports pitches including engineering operations to form 4 pitches, the construction of a clubhouse, ancillary storage structures, creation of access from Radcliffe Moor Road, parking, landscaping, drainage and associated works; Land West Of, Radcliffe Moor Road/bury New Road, Radcliffe: Re-consultation

Thank you for your email of the 14 January 2022 providing further information from Steve Rowe (Planner at Lichfields) regarding the above planning application. Mr Rowe has provided a letter from Betts Geo Consulting Engineers (20/WCH/011/MJF/GS/L1, 05 January 2022) and Drawing No. CA/001 – Offsets from CA Features.

The Coal Authority Response: Material Consideration

As you are aware, the Coal Authority, in our previous letter to you dated 17 November 2021 objected to this planning application. We considered that further information be provided to the Local Planning Authority (LPA) regarding mine entry (CA shaft ref: 375408-006), recorded as being present within the site [Easting: 375761, Northings: 408850] and what, if any remedial and / or mitigation measures will be required in order to mitigate the risk that this mining feature may have to the proposed development.

We welcome the additional commentary provided by Marc Fawcett, Direct of Betts Geo Environmental. Mr Fawcett informs that based on their previous ground investigations

works for shallow coal mining and the OS plans / Coal Authority shaft details for this mine entry, and the distance between this mining feature from any built development, they do not consider it necessary to locate the mine shaft accurately. Mr Fawcett considers that whilst the area of collapse (based on a conservative approach) is within the car parking area (identified on Drawing No. CA/001, as no buildings / structures are proposed within this zone, the parking bays within the zone of influence will have an open grid high strength geotextile, together with a post and wire fence restricting access within a 10m zone (with signage to be erected and maintained) placed beneath them to mitigate any catastrophic collapse.

In light of the above, subject to development taking place in strict accordance with the recommendations made by Betts Geo Consulting Engineers, the Coal Authority considers that the applicant has demonstrated to the LPA that this site can be made safe and stable for the proposed development (NPPF paras. 183 and 184).

The Coal Authority **withdraws its objection** to the proposed development. In the interest of public safety, 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 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

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 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.

In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.