



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: Helen Pressley – Case Officer

Bury Metropolitan Borough Council

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

02 December 2025

Dear Ms Pressley

Re: 72500

Erection of single storey resuscitation unit with single storey electric plant room erected on roof; Fairfield General Hospital, Rochdale Old Road, Bury, BL9 7TD

Thank you for your notification of 21 November 2025 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: **Material Consideration**

I have reviewed the proposals and confirm that part of the application site falls within the Coal Authority's defined Development High Risk Area. Therefore within the application site

and surrounding area there are recorded coal mining features present at surface or shallow depths. The risk these features may pose should be considered as part of the planning process.

The Coal Authority records indicate that within the application site there is an on-site mine entry (CA shaft ref: 383411-014). The exact position of this mine entry is recorded [Eastings:383199; Northings: 411627] and the treatment details that we hold for this mineshaft is that it was capped during construction of hospital circa 1995. Cap located August 2023. There is the potential that this mining feature could affect public safety and surface stability if the shaft has not been treated in accordance with current authoritative UK Guidance (CIRIA C758D – Abandoned mine workings manual).

The Coal Authority has an adopted policy that recommends that no buildings are over and / or within influencing distance of a recorded mine entry [Building on or within the influencing distance of mine entries - GOV.UK](#). However, we acknowledge that the proposed development is for the extension to an existing building and therefore it is unlikely that logistically or operationally, the extension can be moved.

We note that Section 5.6 of the Planning Statement including Non-Designated Heritage Asset Statement (292852-00, 20 October 2025) which accompanies this application states that a comprehensive ground investigation has been undertaken to ensure the proposed extension is appropriate for its location and that any potential risks arising from land stability are fully understood and mitigated. We understand that ground investigations were carried out by GRM Development Solutions Ltd *“in October 2023 (Ref: GRM/P10351/LR.02) to support the Phase 1 hospital works. The investigation was undertaken in an area outside the direct influence of the suspected mine shaft (Ref: 383411-014) and aimed to assess soil contamination, ground-gas conditions, and geotechnical characteristics in preparation for the proposed extension. Further works are planned to locate and assess the recorded mine shaft, and consultation with the Coal Authority will determine whether any capping or stabilisation works are required prior to construction in its vicinity”*. Having reviewed the documents currently available on the LPA planning portal, I have been unable to find said Report.

However, if the LPA have the above Report to support this application, which outlines how any potential risks arising from land stability are fully understood and mitigated they should consider the professional opinions made by the report authors and impose a

planning condition to secure the undertaking of any remedial works and / or mitigation measures with regards to mineshaft ref: 383411-014.

Subject to the above, the Planning Team would have no objection to the proposed development subject to the LPA imposing a suitably worded condition to ensure the development is acceptable and mitigate any potential adverse effects that the mineshaft may pose.

The intrusive site investigations should be designed and undertaken by competent persons to ensure that these are appropriate to assess the ground conditions on the site to establish the coal-mining legacy present and the risks it may pose to the development and inform any mitigation measures that may be necessary.

The applicant is aware that Permission is required from the Coal Authority Permit and Licensing Team before undertaking any activity, such as ground investigation and ground works, which may disturb coal property. Please note that any comments that the Coal Authority may have made in a Planning context are without prejudice to the outcomes of a Permit application.

Mine Gas

Wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel.

Sustainable Drainage

It should be noted that where SUDs are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and

ground stability, including the implications this may have for any mine workings which may be present beneath the site.



Making a **better future** for people
and the environment **in mining areas**

If you would like to discuss this matter further, please contact me on the above number.

Yours sincerely

D Roberts

Deb Roberts M.Sc. MRTPI

Planning & Development Manager

General Information for the Applicant

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

[Building on or within the influencing distance of mine entries - GOV.UK](#)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at:www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

[What is a permit and how to get one? - GOV.UK \(www.gov.uk\)](#)

Disclaimer

The above consultation response is provided by the Coal Authority as a statutory consultee and is based upon the latest available data and the electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority by the Local Planning Authority and/or information that has been published on the Council's website for consultation purposed 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 advisors for this development in relation to ground conditions and the acceptability of development.