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For the attention of: Jennie Townsend, Case Officer
Bury Metropolitan Borough Council

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

25th February 2026

Dear Jennie,

Re: Application 72480

Application to discharge condition 3 (remediation strategy), condition 4 (verification report), condition 8 (coal mining report) and condition 15 (drainage strategy) on planning permission 69702; Halter Inn Works, 11 Redisher Croft, Ramsbottom, Bury, BL0 9SA. RECONSULTATION.

Thank you for your notification of 19th February 2026 seeking the views of the Coal Authority on the above. Condition 8 of the issued consent is coal mining related and states:

8 No development shall commence until;

a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and

b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

We last commented in relation to this application on 25th November 2025 at which time we commented that;

'We would expect any alternative approach to investigating the risk posed by unrecorded workings, such as trenching to confirm the outcrop position / absence of workings, to be endorsed by suitably competent persons, i.e. LK Consult.'

Whilst the applicant has now submitted further information including a Geo-Environmental Investigation Report and Remediation Strategy which dates from April 2015 and significantly precedes the LK Consult Coal Mining Risk Assessment of June 2023. The contents of this report is limited to geo-environmental assessments and the assessment of the superficial soils for geotechnical and environmental purposes. It does not extend any knowledge in terms of the mining legacy and any associated potential instability expected of a mining investigation and is not in line with the CMRA recommendations for investigation works.

Within our November 2025 reply we acknowledged that whilst rotary boreholes were recommended by in CMRA to determine the shallow mining / legacy risk justifiable other investigation methods, like trenching, could enable the competent person to make a suitable statement on the residual risk that would be deemed to satisfy Condition 8. Examining the additional documentation, which is authored by others (Demeter Environmental Limited), there is no evidence of such a statement being made. In fact, the Phase 2 site investigation report for 1-2 Halter Inn Works within its executive summary (Table 1) explicitly states that the risks posed by coal mining are *'outside of the scope of this report'*. Within the Phase 3a Implementation Plan (Demeter Environment Limited) reference is made to the requirement to include consideration of the mining risks and their remediation but nothing is substantiated in respect to mining instability.

Whilst we acknowledge from your referral email of 19th February that the applicant has stated that foundations for Plots 1 and 2 have been approved by building control and plot 3 piled to beneath the coal. The investigations recommended within the CMRA in order to assess the instability risk from shallow mining appear not to either have been undertaken or remain unreported. Without proper intrusive investigations, to depth, the buildings with shallow foundations and the extents of the site beyond all building footprints may remain at risk. That risk appears currently undetermined, either not evidenced or justifiably discounted in writing by a suitably competent person.

Unfortunately, therefore the documents submitted do nothing to further the applicant's demonstration of compliance with Condition 8, and consequently **the Coal Authority's Planning Team remain unable to recommend to the LPA that Condition 8 be discharged.**

We would advise the applicant again to engage with LK Consult in an attempt to ensure they meet the requirements of Condition 8.

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

Yours sincerely,

Leigh Sharpe

Geotechnical & 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 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.