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For the attention of: Ms J. Townsend - Case Officer
Bury Council

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

23 October 2024

Dear Ms Townsend

Re: Application 71247

Application for reserved matters approval (appearance, landscaping, layout and scale) for the Zone 2 development of commercial building (Hub building, Use Class E) car parking, internal roads and a multi-purpose all -weather sports pitch and all details required to discharge the following conditions from application 68530; 4 (Remediation Strategy), 8 (Construction Environment Management Plan), 17 (Risk Assessment), 18 (Construction Traffic Management Plan), 27 (Landscaping), 28 (Materials) at Land at the junction of Hollins Brook Way and Pilsworth Road, Bury, BL9 8RR

Thank you for your notification of 17 October 2024 seeking the views of the Coal Authority on the above application.

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

The south western corner of this reserved matters application site falls within the defined Development High Risk Area. The Coal Authority's information indicates that a coal seam of

potentially workable thickness is conjectured to outcrop across the site. Such workings can pose a risk of ground instability and may give rise to the emission of mine gases.

You will recall that the Coal Authority's Planning & Development Team raised no objection to hybrid planning application 68530, to which the current application relates, and did not request the imposition of conditions on any permission granted. This was on the basis that a Geo-Environmental Appraisal submitted in support of the application indicated that no coal or evidence of mine workings was encountered during intrusive investigations carried out at the site. It advised that the risk to the stability of the surface of the site from underground mine workings is very low and that no further action is required in this regard.

We note that the applicant has now applied for approval of reserved matters details for the site, including the proposed layout of development. As there are no recorded coal mining features present at surface within the site which could influence spatial arrangement of development, **the Coal Authority's Planning & Development Team wishes to raise no objection to the approval of the reserved matters details.**

We note that the applicant is also seeking to discharge a number of conditions attached to the issued consent. As coal mining legacy related land instability matters were satisfactorily addressed at the time of the original application and on the basis that none of the conditions relate to coal mining legacy matters, **we have no comments to make regarding the information submitted to discharge these conditions.**

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

Yours sincerely

James Smith

James Smith *BSc. (Hons), Dip.URP, MRTPI*
Planning and 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.



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