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For the attention of: Tom Beirne – Case Officer
Bury Metropolitan Borough Council

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

8 July 2025

Dear Tom

Re: 70987

Erection of 1 no. unit for storage of existing plant on site; site adjacent to Unit 1, Todd Streer, Bury, BL9 5AA – FURTHER INFORMATION RECEIVED

Thank you for your notification of 2 July 2025 seeking the further views of the Coal Authority on the above.

The Coal Authority response: **Material Consideration**

As you are aware, the application site falls partly within the defined Development High Risk Area. We specifically highlighted that our information indicates that the potential zone of influence of off-site recorded mine shaft 380411-001 encroaches partly into the site. This shaft is reported to have been found filled in 1975. An untreated or inadequately treated mine entry and its resultant zone of influence pose a significant risk not only to surface stability but also public safety.

We initially commented on this proposal in a letter to the LPA dated 3 April 2025. In this letter, we objected to the application due to the lack of a supporting coal mining risk assessment to identify and assess the risks posed by coal mining to the proposed scheme of development.

The applicant then submitted a Geological and Mining Risk Assessment report (May 2025, prepared by Sub Surface North West Limited) in support of their application. Based on a review of coal mining and geological information, the report author concluded that there is no potential for the presence of unrecorded shallow mine workings beneath the site which could impact the development.

The report acknowledged the presence of three recorded mine shafts in the locality of the site, including shaft 380411-001 located c.16m to the north. It noted that shaft 380411-001 was found filled whilst there were no treatment details for the other shafts. It went on to conclude that *'The two untreated mineshafts are a sufficient distance away so as not to affect the proposed development.'*

Whilst we noted the report's conclusions, it did not actually provide any specific conclusion regarding the risk posed by shaft 380411-001 to the proposed development, i.e. the shaft closest to the site. We therefore sought clarification from the report author as to whether or not they were satisfied that this feature lies at sufficient distance to pose no risk to the proposed development.

The Coal Authority is therefore now pleased to note the submitted email (dated 21 May 2025) from Sub Surface Consultants Ltd, the content of which confirms that, worst-case scenario, the zone of influence of shaft 380411-001 would not encroach in to the site and pose a risk to the stability of the proposed building. Consequently, **the Coal Authority is able to withdraw its objection to this planning application, unconditionally.**

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, MRTPI*

Planning Liaison 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.