



The Coal
Authority



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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 J Townsend – Case Officer
Bury Metropolitan Borough Council

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

21 October 2022

Dear Jennie

PLANNING APPLICATION: 67799

Erection of 1 no. attached dwelling; land adjacent to 88 Watling Street, Bury, BL8 3QW – FURTHER INFORMATION RECEIVED

Thank you for your consultation letter of 14 October 2022 seeking the views of the Coal Authority on the additional information submitted in support of the above planning application.

The Coal Authority Response: Material Consideration

The application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

In this instance, the Coal Authority records indicate that the application site may have been subject to historic unrecorded coal workings at shallow depth and that a thick coal seam outcropped across the site.

Whilst the applicant previously submitted a Coal Mining Risk Assessment (September 2021, prepared by Earth Environmental & Geotechnical Ltd), the content of which correctly identified the risks posed by potential historic unrecorded shallow coal mine workings, the Coal Authority objected. We considered that insufficient information had been submitted to determine whether or not issues of land instability could be satisfactorily overcome and objected to the proposed bespoke foundation solution in lieu of the undertaking of any intrusive investigations.

The Coal Authority now notes the submitted Rotary Borehole Site Investigation Report (dated October 2022) from Geoinvestigate Ltd, which confirms the undertaking of a rotary borehole investigation to confirm ground conditions.

On the basis that the report confirms that no shallow coalmine workings were encountered and no coal, **the Coal Authority withdraws its objection to this planning application.**

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 coal mining 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.