

Planning Department
Bury MBC

LKC261351-L1-Spring Street-R1

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SPRING STREET, RAMSBOTTOM – COAL MINING RISK ASSESSMENT UPDATE

LK Consult Ltd (LKC) have been commissioned to review the existing coal mining risk associated with the proposed development at Spring Street, Ramsbottom. The development is for the construction of 2no. industrial units (planning reference 72368).

A coal mining risk assessment (CMRA) has previously been produced by Demeter Environmental Ltd (25-10-04 Revision 0, issued October 2025). The report identified a risk associated shallow coal workings and recommended intrusive investigation including 3no. boreholes to 30mbgl.

The Holcombe Brook Coal is shown to subcrop below the site. The site lies within a development high risk area associated with this outcrop. Past and probable workings are not shown on site (outcrop only), which suggests the area is relatively low risk with regards to coal mining ground instability. The nearest recorded mine entry is over 1km from the site.

The proposed development scheme is relatively low sensitivity (commercial units) and the anticipated foundations are expected to be a reinforced raft.

Given the relatively low risk associated with shallow coal mining and the low sensitivity of the development, LKC do not consider that deep boreholes are required. As an alternative, the following is recommended:

- Updated desk based CMRA. Recommendations within the CMRA will include:
 - Groundworks - ground to be stripped back to natural clay below the building footprint to check for any signs of surface mining.
 - An inspection / watching brief during the groundworks by an LKC consultant.
 - Installation of the reinforced raft.
- A report will be issued on completion of the groundworks confirming:
 - No evidence of mining during the inspection / watching brief.
 - Further assessment / ground stabilisation work is not required.
 - The suitability of the foundations.

Could you confirm that you agree with this approach, and we will submit the updated coal mining risk assessment in due course.

Let me know if you require further information or have any queries.

Yours sincerely

Catherine Baranek

Associate Director

LK Consult Ltd