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For the attention of: Jennie Townsend

Bury Metropolitan Borough Council

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

18th December 2025

Dear Jennie,

Re: Application 72147

Application to discharge condition 3 (highway works), condition 4 (construction traffic management plan) & condition 6 (remedial works) on p/p 70350; Former Tarmac Building Materials Ltd, Stopes Road, Little Lever, Bolton, BL3 1NR. RECONSULTATION

Thank you for your notification of 8th December 2025 seeking the views of the Coal Authority concerning the above, Condition 6 specifically and the applicants wish to partially discharge that condition across the plots 1-72 area.

We last corresponded in regard to Condition 6 by letter on 21st August this year at which time we considered the applicants request to fully discharge that condition. Our findings at the time and concerns expressed within our response related to mine entries across the site especially those mentioned. We noted at that time unrecorded mine entries located on the site referred to within the IGE Consulting Mineworking Treatment Validation Report accompanying that application dated May 2025 and referred to in the present submission IGE Consulting letter report 'Coal Mining Statement' specific to plots 01-72, dated 13th November 2025.

Within your correspondence we note that Taylor Wimpey is:

'...currently waiting for the Coal Authority [CA] to approve the proposals for the mine shafts referred to in the CA's response on Condition 6 (MRA refs. 376407-008 and 376407-009).'

The correspondence then confirms that the request is for the condition to be partially discharged for relating to all areas of the site except for the POS area and the emergency access which are affected by MRAs yet to be capped.'

We note that the area of plots 1-72 as defined in red (broken line) on the plan in the IGE letter ref. 3524/08 are unaffected by the outstanding works required to mine entries as discussed within your referral email. As a consequence, and confirmation having been made by IGE as to the completion of grouting works across the area I can confirm that **the Coal Authority Planning Team are satisfied that should the LPA consider the partial discharge over plots 1-72 only acceptable, we would have no objection to that.**

As the emergency access especially is of clear importance to the site and remediation is needed prior to any occupancy, it is our assumption that the LPA will manage these matters accordingly.

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.