



The Coal  
Authority



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For the Attention of: Ms J Townsend – Case Officer  
Bury Metropolitan Borough Council

**[By Email: [development.control@bury.gov.uk](mailto:development.control@bury.gov.uk)]**

30 June 2021

Dear Ms Townsend

**PLANNING APPLICATION: 66802**

**Extension and conversion of existing dwelling to create 5 apartments (4 additional dwellings); 68 Ringley Road, Whitefield, Manchester, M45 7LN**

Thank you for your notification of 15 June 2021 seeking the views of the Coal Authority on the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. 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**

I have reviewed the proposals and confirm that 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.

The Coal Authority records indicate the site lies within an area of probable shallow coal mining.

The planning application is accompanied by a Phase 1 Site Investigation Report, May 2021 prepared for the proposed development by TerraConsult Ltd. One of the aims of the Report is undertake a desk study of available information to include a review of existing reports, history of the site and geo-environmental data.

Having carried out a review of historical, geological and coal mining information, Section 5.3.1 concludes that it is not likely that the site is at risk from ground movements from coal mining and no special precautions are required in relation to the proposed development.

#### Mine Gas

It should be noted that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel.

#### The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions of the Phase 1 Site Investigation Report May 2021 are sufficient for the purposes of the planning system and meets the requirements of NPPF (paras. 178 and 179) in demonstrating (based on the professional opinion of TerraConsult Ltd) that the application site is safe and stable for the proposed development. The Coal Authority therefore has **no objection** to the proposed development. However, further more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent building regulations application.

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

Yours sincerely

D Roberts

**Deb Roberts** M.Sc. MRTPI

**Planning & 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 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.*