

Robert Hodgson
RA Fisk & Associates

13th February 2026
LKC Reference: LKC251286-LR1

RE: ORKNEY CLOSE, RADCLIFFE – ADDENDUM COAL MINING ASSESSMENT

1. Introduction

LK Consult Ltd (LKC) have been retained by RA Fisk & Associates to provide an addendum to the existing coal mining risk assessment produced by LKC for the above site. This addendum is to support an application for a Permission in Principle to develop the site for 5no. dwellings. Site location and proposed development plans are provided in Appendix A.

LKC have previously provided a Phase 1 Preliminary Risk Assessment (PRA) (ref. LKC 20 1743-01, dated October 2020) in support of previous development proposals for a care home (Bury Council planning application 66519).

The report included an assessment of the potential zone of influence of mineshaft reference 378407-008 and included a proposed mitigation strategy to ensure the proposed building foundations were located outside or below the potential zone of influence.

Bury Council duly consulted with the Coal Authority who reviewed the development proposals alongside LKC's PRA report.

The Coal Authority consultation response is included as Appendix B. The Coal Authority acknowledged the PRA report has considered appropriate information and that the proposed mitigation measures (*inter alia* proof grouting and piled foundations) would be designed with recourse to the shaft.

On this basis it was noted that The Coal Authority had no objection to the proposed development subject to the imposition of a pre-occupation condition requiring confirmation by a suitably competent person that the site has been made safe.

2. Proposed Development & Proposed Mitigation

The updated proposed development layout for 5no. dwellings has been designed with recourse to the mineshaft and potential zone of influence as per LKC's PRA report.

LKC are of the opinion that the same mitigation measures proposed for the care home including *inter alia* proof grouting (as required) and piled foundations taken below the level of the mineshaft's zone of influence are appropriate for the proposed development.

LKC will carry out the appropriate ground investigation to advise the foundation design and allow a calculation of the potential zone of influence. This information will be utilised by the Structural Engineer to finalise the required mitigation measures. Upon completion of the works a closing statement that the site has been made safe will be provided.

On the basis of the above LKC consider there is sufficient information to support a Permission in Principle application and that the safe development of the site can be secured by condition.

We trust the above is of interest. Should you have any queries please do not hesitate to contact.

Yours Sincerely

For and on behalf of LK Consult Ltd

Colin Crompton

Director

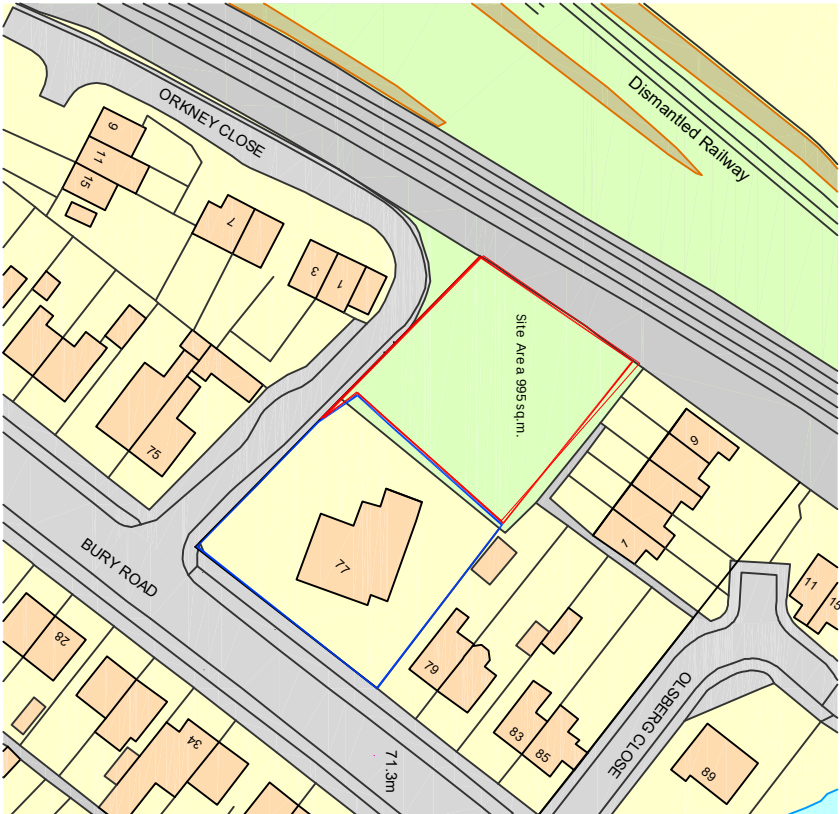
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Appendix A: Site Plans

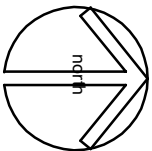
Appendix B: The Coal Authority Consultation Response (Application 66519)

Appendix A: Site Plans

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" all dimensions to be checked on site and discrepancies
to be reported to the architects



0 100 metres
SCALE 1:1250 at A3



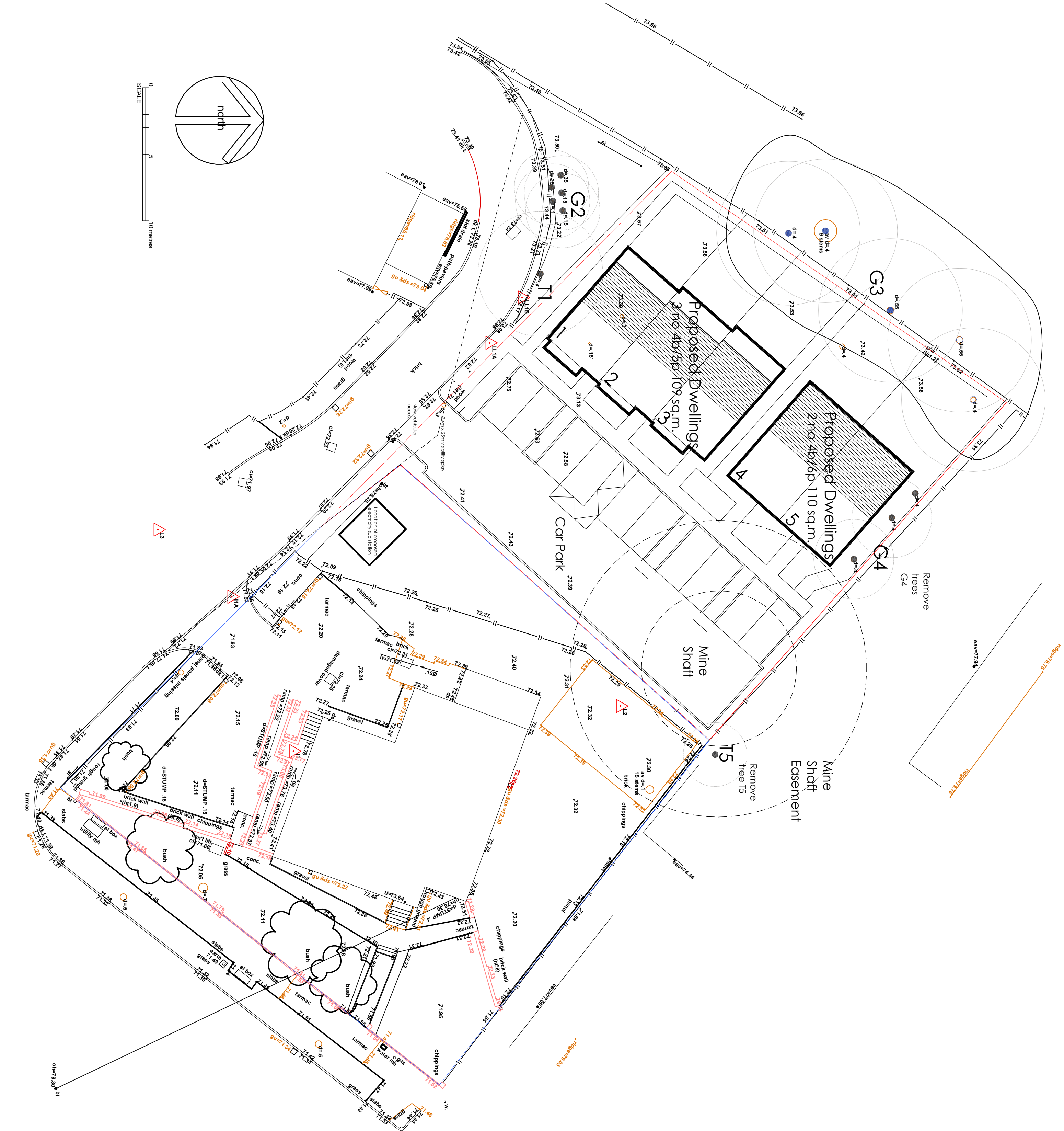
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project	Orkney Close, Radcliffe, Manchester M26 2WR
title	Location Plan
drawing number	3443:01
revision	G
scale	1:1250 A3
drawn by	
status	
date	

&is
& associate
architects

20 chorley road swinton manchester m21 5aj
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- do not scale dimensions from this drawing
- all dimensions to be checked on-site and
discrepancies to be reported to the architects



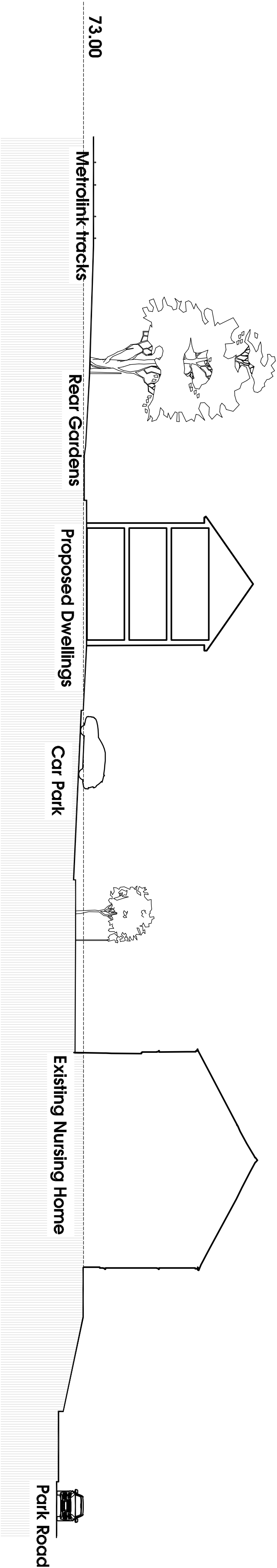
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project	Proposed Residential Development Orkney Close, Rodcliffe, Bury, M26 2WR		
title	Site Plan		
drawing number	3443:10	revision	E
scale	1:200 A1	date	Jan 26
drawn by	RH	status	

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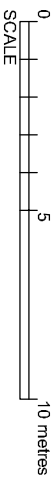


- do not scale dimensions from this drawing
- all dimensions to be checked on-site and discrepancies to be reported to the architects



Site Section

scale 1:200



client Ben Riley	
project Proposed Residential Development, Orkney Close, Radcliffe, Bury, M26 2WR	
title Site Section	
drawing number 3443:12	revision A
scale 1:200 A2	date May 25
drawn by RH	status Planning

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Appendix B: The Coal Authority Consultation Response (Application 66519)



The Coal
Authority



INVESTOR IN PEOPLE



RTPI

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For the Attention of: Ms H Leach – Case Officer
Bury Metropolitan Borough Council

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

14 September 2021

Dear Ms Leach

PLANNING APPLICATION: 66519

Erection of care home facility; Land fronting Orkney Close & 77 Bury Road, Radcliffe, M26 2WR

Thank you for your notification of 27 August 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 that within the application site there is a recorded mine entry (CA shaft ref: 378407-006). Our records indicate that *“This shaft has been filled to an unknown specification at some time in the past. It was exposed by excavation in March 2005 and subsequently capped with reinforced concrete. The cap measures 10.5m by 8.3m by 600mm thick founded 1m below ground level upon a 600mm thick reinforced concrete blinding layer. The centre of the shaft was drilled through a 450mm diameter pipe cast into the cap centre and blinding layer to a depth of 303.3m extending 4.8m beyond the shaft bottom. No significant voids were encountered in the shaft fill so grouting was not*

undertaken. The centre pipe was used to construct an inspection manhole and an overflow pipe was routed from the centre pipe into a soakaway". The Coal Authority is of the opinion that building over the top of, or in close proximity to, mine entries should be avoided wherever possible, even after they have been capped, in line with our adopted policy:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

The planning application is accompanied by a Phase 1: Preliminary Risk Assessment, October 2020 prepared for the proposed development by LK Consult. One of the aims of the Assessment is to assess the risk to the proposed development from former coal mining activity recorded at this site. The Assessment has been informed by an appropriate range of sources of historical, geological and coal mining information, included previous Assessments undertaken for the site (Page 12).

Having reviewed the available information, the report author has acknowledged that the proposed building lies within influencing distance of the on-site mine shaft, (19.5m radius from the mine entry). However, it has been identified that subject to foundations (piled foundations) and external works design (proof grouting) to give due recourse to the shaft, the associated risk of this mining feature can be mitigated. We note that the foundations design / proof grouting across the site, are to be designed by Bridgewater Consulting Structural Engineer (Appendix F). These should be in accordance with current authoritative guidance (CIRIA C758D – Abandoned mine workings manual).

The applicant should note that Permission is required from the Coal Authority Permit and Licensing Team before undertaking any ground works, which may disturb coal property. Please note that any comments that the Coal Authority may have made in a Planning context are without prejudice to the outcomes of a Permit application.

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.

Sustainable Drainage

It should be noted that where SUDs are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and

ground stability, including the implications this may have for any mine workings which may be present beneath the site.

The Coal Authority Recommendation to the LPA

In light of the above, the Coal Authority recommends the imposition of the following condition:

Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

This is our recommendation for condition wording. Whilst we appreciate that you may wish to make some amendment to the choice of words, we would respectfully request that the specific parameters to be satisfied are not altered by any changes that may be made.

The Coal Authority has **no objection** to the proposed development **subject to the imposition of the conditions** to secure the above.

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

General Information for the Applicant

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the

Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

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.

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