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For the attention of: Helen Pressley – Case Officer

Bury Metropolitan Borough Council

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

09 January 2025

Dear Ms Pressley

Re: 71426

Demolition of buildings and erection of 87 no. affordable dwellings and associated access off Dumers Lane, landscaping and parking; LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, DUMERS LANE, RADCLIFFE, MANCHESTER, M26 2BD

Thank you for your notification of 8 January 2025 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. 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 part of the application site falls within the Coal Authority's defined Development High Risk Area. Therefore, within the application site

and surrounding area there are recorded coal mining features present at surface or shallow depths. The risk these features may pose should be considered as part of the planning process.

The Coal Authority records indicate that probable historic unrecorded shallow coal mining could be present within the northern tip of the site. In accordance with Drawing No. SL01 Rev E – Proposed Site Layout Plan) no built development is proposed within this area however, this is proposed as garden space for Plots 59 & 60.

We welcome the submission of a Site Investigation Report (8353si, 8 November 2024) produced for residential development at the site by Coopers (Chester) Ltd. Section 12.1 – 12.8 provides an assessment of the coal mining legacy at this site and has been informed by an appropriate range of sources of historical, geological and coal mining information (Section 12.6).

Having carried out a review of the available information, the report authors are satisfied that there are no coal mining features that could affect the proposed development and therefore no mine treatments works are required (Section 12.8).

As our records indicate that northern tip of the site lies within the High Risk Area, it may be prudent for the LPA to remove Permitted Development Rights for the erection of any extensions or curtilage buildings at Plot 59 & 60. This will enable the safety and stability implications of coal mining legacy to be considered by the LPA in the event of future householder development proposals for these specific plots.

The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions (Section 12.1 – 12.8) of the Site Investigation Report (8353si, 8 November 2024) are sufficient for the purposes of the planning system in demonstrating (based on the professional opinion of prepared by Coopers (Chester) Ltd) that the application site is safe and stable for the proposed development. The Coal Authority has **no objection** to the proposed development.

We consider it prudent that the LPA add the following wording as an Informative Note to the Decision Notice should the LPA grant planning permission:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](http://MiningRemediationAuthority.gov.uk)

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 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.