

71867 – Land bound to the north by Brightley Brook, Pilsworth Fisheries, Pilsworth Road & Heywood Distribution Park; to the west by Whittle Brook; to the east by Birch Industrial Park & fields; and to the south by the M62 corridor.

Thank you for consulting minerals and waste on the above application.

The Greater Manchester Minerals Plan (adopted 2013) forms part of Bury's Development Plan and sets out policies relating to minerals, including the safeguarding of mineral resources.

The proposed development is located within a Mineral Safeguarding Area for surface coal and brick clay, with parts of the site also within the Mineral Safeguarding Area for sand and gravel and sandstone. Greater Manchester Minerals Plan Policy 8 - Prior Extraction of Mineral Resources Within Mineral Safeguarding Areas is relevant. This policy seeks to protect mineral resources from sterilisation by other forms of development.

Policy 8 requires that non-mineral development proposals within the mineral safeguarding area should extract any viable mineral resources present in advance of construction, provided it is acceptable to do so. Proposals for non-mineral development within the Mineral Safeguarding Areas that do not allow for the prior extraction of minerals will only be permitted in certain circumstances (criteria 1 – 4). There are a number of exemptions (criteria i-viii) for when the safeguarding policy does not apply, although none are relevant here.

The applicant has submitted a Minerals Safeguarding Assessment, prepared by Tetra Tech, to demonstrate compliance with Minerals Plan Policy 8. This considers the potential for prior mineral extraction and concludes that *'there are environmental and economic reasons why the minerals could not be extracted prior to the proposed development on a commercial scale across the site'*. The applicant has provided information to show how the proposal meets criterion 2 of Minerals Plan Policy 8 and I have no objections in terms of this policy.

The Mineral Safeguarding Assessment suggests that an incidental minerals extraction scheme is the most appropriate strategy for the management of minerals at this site - *Incidental extraction would comprise the excavation or cutting out of any encountered mineral resource through the preparatory earthworks required for the construction of the development. Incidental extraction would not unduly delay the construction of the development. It is considered that more detailed arrangements could be conditioned through a Material Management Plan.* (para 7.1.17)

The Mineral Products Association and The Planning Officers' Society have produced a guidance note on Minerals Safeguarding (April 2019) - [MPA POS Minerals Safeguarding Guidance Document.pdf](#). Para 4.39 provides information on incidental extraction – [...] *Incidental extraction of small amounts of mineral, for example as part of site preparation or digging of foundations, is likely to be considered as ancillary to or even enabling of the non-minerals development and not normally require separate/standalone planning permission for mineral extraction. Use of materials on-site, and export of excess, could be addressed through the terms of the permission and associated conditions or legal agreements.* [...]

Minerals and Waste Planning Team