

5th January 2022

FAO: Deb Roberts
Planning & Development Manager
The Coal Authority



Dear Deb

Radcliffe Moor Road, Bolton

PLANNING APPLICATION: 67658

Change of use of the land for use as outdoor sports pitches including engineering operations to form 4 pitches, the construction of a clubhouse, ancillary storage structures, creation of access from Radcliffe Moor Road, parking, landscaping, drainage and associated works; Land To West Of, Radcliffe Moor Road/bury New Road, Radcliffe

Please find below our response to the Coal Authority letter dated 17 November 2021 stating that they have Substantive Concern in regards to the following points.

'The Report identifies that the on-site mine entry is located 30m south-east of the proposed clubhouse and was not investigated. The report author considers that based on the ground conditions encountered within the boreholes drilled closest to the mineshaft, as rockhead lies at depths of 8.5m to 9.4m an easement (no build exclusion zone) of 10m to the shaft location is advised.'

'We have been unable to find a plan that illustrates how this 10m relates to the layout seeking approval and therefore it is unclear if this will affect the car parking area (Drawing No. 1002 Revision C – Site Layout Plan). Accordingly, we consider it prudent that the applicant provides the Local Planning Authority (LPA) with the proposed site layout plan to illustrate this. In the event that the car parking area is within the 10m zone, we would request the submission of what remedial and / or mitigation measures are considered necessary.'

Please see attached plan showing the distance of the proposed building to the shaft location (including 10m variance)

A 10m variance (accuracy of plotting) is allowed for the location of the shaft. This is a very conservative approach given that the shaft was clearly recorded on the OS historical plans so likely to be more accurate. It is noted that no variance has been given by the Coal Authority Shaft details.

A further 8m is added for cone of influence – depth to rockhead nearest the shaft is 8m – this is deemed conservative given the stiff clay geology encountered.

As such we do not feel it necessary to locate the shaft accurately with the above conservatism and no structures proposed in the zone of influence.

Whilst the risk of significant risk is deemed to be low, the parking bays in the zone of influence will have an open grid high strength geotextile placed beneath them to mitigate any catastrophic collapse.

'In addition to the above, we note that the current use of this site (agricultural purposes). Therefore, as this proposal will actively encourage members of the public to use this site, we would request that the applicant provide the LPA with details of how they will ensure that there is no risk to public safety in the



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event of a catastrophic failure of the recorded on-site mine entry which, based on our records is likely to be untreated. Further input from their geotechnical consultants (Betts Geo Consulting Engineers) may be required.'

the parking bays in the conservative 18m zone of influence will have an open grid high strength geotextile placed beneath them to mitigate any catastrophic collapse. It is advised that a post and wire fence restricting access within 10m zone with signage will be erected and maintained.

We trust that this is sufficient to remove the Substantive Concern.

Yours sincerely



Marc Fawcett
Director
BETTS GEO ENVIRONMENTAL

inc CA/001 Offsets from CA Feature



Constructionline