



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

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

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

7th May 2026

Dear Ms Leach

Re: 72920 - Application for permission in principle for erection of up to 5 no. dwellings; Land at Orkney Close to rear of 77 Bury Road, Radcliffe, M26 2WR

Thank you for your notification of the 29th April 2026 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.

Our records indicate that there is a mine entry present on site for which we hold some treatment details. 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>

It is noted that we have previously commented on development proposals on this site, lastly in a letter to the LPA dated 14th September 2021. Based on the information and conclusions proposed by LK Consult at this time we raised no objections subject to the

works they recommended, to address potential risks posed by coal mining features, being implemented on site.

We note that this current PiP application is supported by an Addendum Coal Mining Assessment, dated 13th February 2026 and prepared by LK Consult. This report provides bespoke comments in respect of the current scheme stating that they consider grouting and piled foundations to still be relevant and that the layout, as proposed, has been designed to avoid building within the zone of influence of the shaft. This would accord with their previous proposals.

It is noted that the location of the shaft appears to have been amended on our records since 2021 and therefore consideration will need to be given to its exact location prior to any formal layout being proposed. We would also wish to see confirmation supporting any future submission that the mine entry has been located, and the condition of the shaft cap assessed for its suitability for the scheme proposed. Information should also be provided as part of any technical details consent regarding the findings of these works and any additional remediation or remedial measures necessary, over and above the grouting and piling already recommended.

The information submitted should also include a plan showing; the as found position of the mine entry, its calculated zone of influence and how the layout has been designed to ensure adequate separation is provided between these features and any buildings proposed.

On the basis of the above the Coal Authority **wish to be consulted on any future technical details consent** submitted, should Planning in Principle be granted.

If you would like to discuss this matter further, please contact me on the above number.

Yours sincerely

Melanie Lindsley

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI
Principal 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.