



The Coal
Authority

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For the attention of: Ms H Pressley – Case Officer

Bury Metropolitan Borough Council

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

25th January 2024

Dear Ms Pressley

Re: 70364 - Application for permission in principle for residential development of up to 7 no. dwellings; Ainsworth Road Garage, 4 Ainsworth Road, Radcliffe, Manchester, M26 4DJ

Thank you for your notification of the 16th January 2024 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 the application site is in an area of probable coal workings at shallow depth. If present shallow working may pose a potential risk to surface stability and public safety.

It is a requirement of the National Planning Policy Framework that the applicant demonstrates to the satisfaction of the LPA that the application site is safe, stable and suitable for development. We would therefore expect the potential risks posed to surface stability by past coal mining activity to be properly considered and any necessary remedial works undertaken in order to ensure the safety and stability of the development 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.

Any application for approval of technical details consent should be supported by a Coal Mining Risk Assessment which should make an assessment of the coal mining legacy risks present on

the site and inform any remedial works necessary to address any identified land instability issues. Any remedial works necessary should be undertaken prior to the commencement of the built development.

SUDs

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.

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.

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.

