



The Coal
Authority



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For the Attention of: Jennie Townsend – Case Officer
Bury Metropolitan Borough Council

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

13 April 2021

Dear Jennie

PLANNING APPLICATION: 66745

Development of the ELR's historic locomotive and carriage works site including repair and restoration of the 1857 locomotive work building, the construction of new locomotive running shed, incorporation of associated new workshops and training facilities and construction of a standalone carriage shed; Buckley Wells Locomotive Depot, Baron Street, Bury, BL9 0TY

Thank you for your consultation letter of 30 March 2021 seeking the views of the Coal Authority on the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. 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 the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

The Coal Authority records indicate that the site is likely to have been subject to historic unrecorded underground coal mining at shallow depth and that thick coal seams outcropped across the site. Our records also indicate the presence of one recorded mine entry (shaft) within the planning boundary.

In support of the planning application, the applicant has submitted both an Interim Ground Investigation & Risk Assessment Report (25 October 2006, prepared by Leyden Kirby Associates Ltd) and a letter on a proposed foundation solution in lieu of further site investigation and remedial works. We note that the Interim Ground Investigation & Risk Assessment Report confirms that because of extensive investigation the recorded mine entry in the approximate area of the Running Shed and Heavy Maintenance poses no undue risk to the development.

Turning to the situation about potential shallow coalmine workings implicating on ground stability, the Coal Authority accepts that because of the existing operating use, further extensive intrusive investigation would not be practical. Consequently, and having considered the structural precautions proposed in lieu of further investigation, the designs of which have been informed from the very results of the site investigation, the Coal Authority is satisfied the risks posed to the development following their implementation would be very low. This is further reinforced when considering their relative lightweight construction.

On account of the above, the Coal Authority has **no objections** to this planning application and it will be the responsibility of both the developer and the Building Regulations process to ensure that the foundations proposed are installed accordingly.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, MRTPI*
Planning Liaison Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes 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 advisers for this development in relation to ground conditions and the acceptability of development.