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**For the attention of: Mr T. Beirne – Case Officer**  
Bury Metropolitan Borough Council

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

20 May 2025

Dear Mr Beirne

**Re: Planning application 70987**

**Erection of 1 no. unit for storage of existing plant on site at Site adjacent to Unit 1, Todd Streer, Bury, BL9 5AA**

Thank you for your notification of 14 May 2025 seeking the further views of the Coal Authority (operating as the Mining Remediation Authority) on the above planning application.

**The Coal Authority response: CLARIFICATION REQUIRED**

As you are aware, the application site falls partly within the defined Development High Risk Area. We specifically highlighted that our information indicates that the potential zone of influence of off-site recorded mine shaft 380411-001 encroaches partly into the site. This shaft is reported to have been found filled in 1975. An untreated or inadequately treated mine entry and its resultant zone of influence pose a significant risk not only to surface stability but also public safety.

We last commented on this proposal in a letter to the LPA dated 3 April 2025. In this letter, we objected to the application due to the lack of a supporting coal mining risk assessment to identify and assess the risks posed by coal mining to the proposed scheme of development.

We note that the applicant has now submitted a Geological and Mining Risk Assessment report (May 2025, prepared by Sub Surface North West Limited) in support of their application. Based on a review of coal mining and geological information, the report author concludes that there is no potential for the presence of unrecorded shallow mine workings beneath the site which could impact the development.

The report acknowledges the presence of three recorded mine shafts in the locality of the site, including shaft 380411-001 located c.16m to the north. It notes that shaft 380411-001 was found filled whilst there are no treatment details for the other shafts. It goes on to conclude that *'The two untreated mineshafts are a sufficient distance away so as not to affect the proposed development.'*

**The Coal Authority's Planning & Development Team notes the report conclusions. However, whilst it offers a conclusion regarding the risk posed by two of the three shafts in the surrounding area, it does not actually provide any specific conclusion regarding the risk posed by shaft 380411-001 to the proposed development, i.e. the shaft closest to the site. We would therefore welcome clarification from the report author as to whether or not they are satisfied that this feature lies at sufficient distance to pose no risk to the proposed development.**

We would be pleased to receive for further consultation and comment any additional information submitted by the applicant.

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

Yours sincerely

*James Smith*

**James Smith** BSc. (Hons), Dip.URP, MRTPI  
**Planning and 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.*