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For the attention of: Helen Pressley – Case Officer

Bury Metropolitan Borough Council

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

09 September 2025

Dear Ms Pressley

Re: 71426

Demolition of buildings and erection of 77 no. affordable dwellings and associated access off Dumers Lane, landscaping and parking; Land Adjacent To Bealey Industrial Estate, Dumers Lane, Radcliffe, Manchester, M26 2BD - RECONSULTATION

Thank you for your notification of 4 September 2025 seeking the views of the Coal Authority on further information submitted in support of the above.

The Coal Authority response: **Material Consideration**

As you are aware, the Coal Authority raised no objection to this planning application in our previous letter to you dated 09 January 2025, based on the professional opinion provided by Coopers (Chester) Ltd, report authors of the Site Investigation Report (8353si, 8 November 2024) that there are no coal mining features that could affect the proposed development and therefore no mine treatments works are required (Section 12.8).

I can confirm that we have no specific comments to make on the amendments made to the proposed development and our previous comments remain relevant to the decision making process. However, please note that due to the reduction on the quantum of development / amendments now proposed, Plots 59 & 60, as referred to in our previous letter are now Plots 48 & 49 (Drawing No. SL01 Rev H – Proposed Site Layout).

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

Yours sincerely

D Roberts

Deb Roberts M.Sc. MRTPI

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.