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For the attention of: Jennie Townsend

Bury Metropolitan Borough Council

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

21st August 2025

Dear Jennie,

Re: 72147

Application to discharge condition 3 (highway works), condition 4 (construction traffic management plan) & condition 6 (remedial works) on p/p 70350; Former Tarmac Building Materials Ltd, Stopes Road, Little Lever, Bolton, BL3 1NR.

Thank you for your notification of 31st July 2025 seeking the views of the Coal Authority on the above.

Condition 6 is coal mining activity related and states:

Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by the recorded mine entry.

On 28th February 2024 we responded to consultation in respect to full planning application 70350 for site access confirming that we wished to raise no objections

subject to appropriate conditions being imposed, the wording of which we suggested at that time. Condition 6 above accords with the second condition recommendation given. The IGE Consulting Limited report ref. 3524-05 dated May 2025 seeks to address the concern raised in the aforementioned response which identified that:

'the applicant does not appear to have confirmed whether any consolidation works have been undertaken in the area of the proposed access'.

IGE confirm that the drilling and grouting works, completed on a 6m grid, covering areas of proposed plots, garages, driveways and highways have been affected to industry (CIRIA) accepted standards and make the declaration in respect to shallow coal mining stabilisation that:

'The drill and grouting works are considered sufficient to stabilise the site from legacy coal mining activities. No further works remedial works in respect to underground coal mine workings on the site is required'.

At the time of consultation in February 2024 we commented that reporting by Alan Wood & Partners, concluded that *'the two recorded mine entries within proximity of the proposed access have been stabilised to a credible industry standard'.*

We note however that the IGE report and information provided in support of this application does not provide any confirmatory statements regarding the suitability of the treatment afforded to these two mine entries (MRA refs. 376407-008 and 376407-009). The IGE report includes drawing ref. TW/LL/CSL/01 Rev AC dated January 2024 which confirms the inclusion of an emergency link from the access road which crosses the zone of influence of mine entry 376407-008. This appears to raise the potential of fire tender loading being imposed on a shaft whose remediation was accepted principally on it being located in public open space devoid such loading and something we understand that consultants have, and from the information presented in this application, never previously commented on.

On the basis of the absence of comment within the IGE report specific to the mine entries which are deemed to affect the access road and the apparent loading that could influence mine entry 376407-008 we would request the consultant (competent person's) make the necessary statement / declaration set out in Condition 6. Consequently, and on that basis the Coal Authority's Planning Team are of the opinion that, at this time, we are **unable to recommend to the LPA the discharge of Condition 6.**

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

Yours Sincerely,

Leigh Sharpe

Geotechnical & 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.