

MITIGATION MEASURES TO ADDRESS COAL MINING LEGACY



LIVERO LIMITED

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**Halter Inn Works
11 Redisher Croft
Ramsbottom
Bury
Lancashire
BL0 9SA**

PLANNING APPLICATION REFERENCE: 69702

ERECTION OF 3 NO DETACHED DWELLINGS.

CLIENT: PAUL AND SALLY BRACKENRIDGE.



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INTRODUCTION

On behalf of Paul and Sally Brackenridge and under the care of Livero Ltd, and in accordance with condition 8 of the notice of planning permission is required for the proposed industrial units development at Halter Inn Works, 11 Redisher Croft, Ramsbottom, BL0 9SA.

Scope

The purpose of this report is to advise and provide confidence to the local planning authority, Bury MBC, the risk, no matter how low, of the possibility of presence of a coal seam being located within the site footprint of Halter Inn works.

Need for Mitigation Measures

The requirement for a CTMP has been requested by Bury MBC as part of the notice of planning permission for the present planning application reference 69702.

The Notice of Planning Permission letter dated 28th June 2023 states as follows:

8. No development shall commence until:

- a) A scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and
- b) Any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

Site Location

The site is located in Holcombe Brook adjacent the Hare and Hounds PH. The road is used throughout the working day, but has a relatively low frequency of traffic usage.

Postcode: BL0 9SA

OSGR: SD779153

X (Easting) 377924 Y (Northing) 415302

What3Words: roving.forecast.stems

Please refer to the Site Location Plan at Appendix A.

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Reports carried Out and Issued

- a) 13th June 2023 – The Coal Authority Consultants Coal Mining Report carried out on behalf of The LK Group
- b) 28th June 2023 – The LK Group Desk Based Coal Mining Risk Assessment
- c) 25th July 2023 – The Coal Authority letter to Bury MBC Planning Case Officer

Proposed Construction Programme

It is anticipated works to commence in November 2025 and will take approximately 40 weeks for construction works.

Site working hours are Monday – Friday 7.30 am – 16.30 pm, No weekend working

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SITE CONTROLS

Watching Brief to foundation installation

With reference to all the reports issued, it is suspected that a coal outcrop may encroach the Southern section of the site. This may have an effect on the foundation installation to such an extent that a watching brief will be required when excavating the foundations.

There are no signs on the site that there has been any ground disturbance or movement. In accordance with National Planning Policy Framework 2021 paragraph 183, all ground conditions and any risks arising from historical activity such as mining shall be taken into account. Having referred to all reports and the reduced risk due to the historical outcrop clipping the site, especially in the rear garden areas, a watching brief will be the required option. The RAMS for the watching brief are in the document attached to appendix D.

Waste Management

As described and shown in the CPP, the site manager will ensure that all waste generated by the construction operations is dealt with appropriately so as to avoid nuisance and litter. In particular if any coal is located, this will be stockpiled and removed separately to appropriate waste disposal facility.

All waste will be segregated in appropriate waste containers, such that recycling opportunities may be optimised.

During transportation, all waste containers will be covered, wheels will be cleaned prior to leaving site.

No bonfires will be permitted on the site.

CDM Regulations 2015

In accordance with the CDM Regulations 2015, a Health & Safety File will be maintained on site throughout the construction phase. This will have identified and assessed all risks associated with the works traffic, including site controls, and place further levels of control to ensure safe and nuisance reducing site operations.

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Control of Noise

Good working practices will be put in place to minimise generation of noise, vibration and dust, for example:

- ☐ All plant shall be switched off when not in use, or where this is not practicable, throttled down to a minimum.
- ☐ Wherever practicable, all plant and equipment shall be powered by main electricity in preference to locally powered sources such as diesel generators.
- ☐ All compressors and generators shall be ‘sound reduced’ models fitted with properly lined and sealed acoustic covers or enclosures, which shall remain closed whenever the machines are in use.
- ☐ All vehicles, plant and machinery used during the operations shall be fitted with effective exhaust silencers and all parts of such vehicles, plant or machinery shall be maintained in good order and repair and shall be in accordance with manufacturer’s recommendations.
- ☐ All site personnel will be inducted before commencement on site ensuring that they are briefed of all site rules and restrictions.

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APPENDIX A

Site Location Plan



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APPENDIX B

LK Group Report and Coal Mining

Full Report Attached Separately

HALTER INN WORKS, HOLCOMBE

DESK BASED COAL MINING
RISK ASSESSMENT

Job Number: LKC 23 1356
Date: June 2023
Client: Finishing Techniques Ltd



INCREASING LAND VALUE

LK
GROUP

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APPENDIX C

Coal Authority Letter

Full Letter Attached Separately



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

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

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

25th July 2023

Dear Ms Townsend

PLANNING APPLICATION: 69702

Demolition of existing industrial buildings and erection of 3 no. detached dwellings; 1-2 Unit Halter Inn Works, 11 Redisher Croft, Ramsbottom, Bury, BL0 9SA

Thank you for your consultation notification of 06 July 2023 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 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.

The Coal Authority Response: Material Consideration

I have reviewed the site location plans, the proposals and the supporting information submitted and available to view on the LPA website. I can confirm that part of the site falls within the defined Development High Risk Area.

The Coal Authority records indicate that a coal outcrop runs through the south western portion of site and this may have been subject to unrecorded workings at shallow depth. If workings are present within the outcrop these may pose a potential risk to surface stability and public safety.

We note that this application is accompanied by a Desk Based Coal Mining Risk Assessment report (LKC 23 1356) prepared by LK Consult, dated June 28th 2023. The report has been based upon a review of coal mining and geological information, and concludes that unrecorded underground coal mine workings at shallow depth within a

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APPENDIX D

Livero Ltd Watching Brief RAMS

Full Report Attached Separately

LIVERO LTD



18 Hollingreave Drive, Rossendale, BB4 8EP

Safety Method Statement

Measures for Ensuring Operational Safety

Halter Inn Development, 11 Redisher Croft, Holcombe
Brook, Ramsbottom, BL0 9SA.

**WATCHING BRIEF DURING FOUNDATION EXCAVATION
TO ASCERTIAN PRESENCE OF COAL SEAM.**

121025/CJS/001