

NOTICE OF PRIOR APPROVAL DETERMINATION

Town and Country Planning Act 1990

To:

Miss Lauren Di Pietro
Scene Architects
The Catalyst
Baird Lane
Heslington
York, North Yorkshire
YO10 5GA

On Behalf Of:

Renshaw
Scotson Fold Farm
Scotson Fold
Radcliffe
Manchester
M26 3SQ

PART 1 - Particulars of Application

Application Number: 70906

Date of Registration: 04/07/2024

Proposal:

Prior approval for proposed agricultural building

Location:

Scotson Fold Farm, Scotson Fold, Radcliffe, Manchester, M26 3SQ

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby determine that prior approval of the local planning authority is **NOT REQUIRED** for the development in Part 1 of this decision notice.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

NPPF	National Planning Policy Framework
EN1/2	EN1/2 - Townscape and Built Design
OL4/5	OL4/5 - Agricultural Development
OL5/2	OL5/2 - Development in River Valleys
JP-P1	Sustainable Places
JP-G1	Landscape Character
JP-G9	The Green Belt
GMMW	GMMWP - Greater Manchester Minerals and Waste Plan
P	
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

Location plan P(00)01; Proposed GA plans and elevations P(00)03

NOTES TO APPLICANT

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); sites of recorded mine gas incidents and former surface mining. Although such features are seldom readily visible, they are often present and problems can occur, particularly as a result of new development taking place.

Any form of development over, or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice should be sought to ensure a suitable engineering solution can be designed, which takes into account all the relevant risk factors, including mine gas and mine water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Signed:



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On behalf of the Council

Date of Decision: 30/07/2024