



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Helen Leach – Case Officer

Bury Metropolitan Borough Council

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

4 June 2026

Dear Helen

Re: 73124

Application to discharge condition 28 (coal mining) on planning permission 66947; land at junction of Bury Old Road & Rochdale Road, Edenfield to land at Woodgate Hill Water Treatment Works, Sixth Avenue, Bury

Thank you for your notification of 22 May 2026 seeking the views of the Coal Authority on the above.

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:

Condition 28 of the permission states:

Development within each phase approved under Condition 3 above shall not be commenced until;

- a) *A scheme of targeted additional intrusive investigations (either in advance of the proposed works or during the mine stabilisation phase) has been agreed and carried out as required on site to establish the risks posed to the development by past coal mining activity.*
- 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 safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance. Reason. The scheme does not provide full details of the actual risk from coal mining, which is required to secure the satisfactory development of the site in relation to coal mining pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.*

The applicant has submitted a letter (dated 22 April 2026) from Strabag UK Ltd in support of the partial discharge of the aforementioned condition, specifically for Phases 1 and 2 at the Woodgate Hill WTW Compound only. On the basis that the content of the letter confirms that Phases 1 and 2 of the works do not require any investigations or remedial works, specifically due to the proposals not constituting significant development, the Coal Authority would raise **no objections to the partial discharge of the conditions, specific to Phases 1 and 2 at the Woodgate Hill WTW Compound only.**

I hope this is helpful however please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, MRTPI*

Planning Liaison Manager

Disclaimer

The above consultation response is provided by the Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes 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.



Making a **better future** for people
and the environment **in mining areas**