



**The Coal  
Authority**



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For the Attention of: Ms H. Leach – Case Officer  
Bury Metropolitan Borough Council

**[By Email: [development.control@bury.gov.uk](mailto:development.control@bury.gov.uk)]**

22 December 2021

Dear Ms Leach

**PLANNING APPLICATION: 67569**

**Construction of standalone storage building at Holcombe Moor Training Centre,  
Spenneth Lane, Hawkshaw, Bury, BL8 4JJ**

Thank you for your consultation letter of 13 December 2021 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 of Business, Energy & Industrial Strategy. 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**

The application site falls partly within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

More specifically, the Coal Authority's information indicates that the Lower Holcombe Brook coal seam is conjectured to outcrop across the site, beneath thick drift deposits. Our information indicates that this seam is of a workable thickness.

The planning application is accompanied by a Coal Mining Risk Assessment report (October 2021, prepared by T J Booth Associates). Based on a review of appropriate sources of coal mining and geological information, the report indicates that whilst an outcropping coal seam may be present beneath the site, this will be present at a depth of >43m. The report author is satisfied that coal mining legacy does not pose a risk to the proposed development and, as such, no further investigation works are recommended.

#### The Coal Authority Recommendation to the LPA

The Coal Authority's Planning & Development Team considers that the content and conclusions of the Coal Mining Risk Assessment report are sufficient for the purposes of the planning system and meet the requirements of the NPPF in demonstrating that the application site is safe and stable for the proposed development. We therefore wish to raise **no objection** to the proposed development. However, further more detailed considerations of ground conditions and foundation design may be required as part of any subsequent building regulations application.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

*James Smith*

**James Smith** *BSc. (Hons), Dip.URP, MRTPI*

**Planning and 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 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.

*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 advisers for this development in relation to ground conditions and the acceptability of development.*