



The Coal
Authority



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RTPI
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For the Attention of: Sue Wills – Case Officer
Manchester City Council

[By Email: planning@manchester.gov.uk]

24 February 2021

Dear Sue

PLANNING APPLICATION: CDN/21/0111 CONDITION

Proposal: Discharge of condition nos. 18(a) (shallow mine workings), 19(a) (Mine entry works), 55 (Remediation Phasing Plan), 56 (Outline remediation scheme), 57 (Ground Investigations), 58 (Risk Assessment), 60 (Ground Stabilisation Works Plan), 66 (Piling), and partial discharge of conditions 59 (Options appraisal and remediation strategy) and 63 (Verification plan) (in so far as they relate to Plots I to N, Phases 1 and 5 on the approved phasing plan); Coleshill Street, Miles Platting, Manchester, M40 8HH

Thank you for your consultation letter of 5 February 2021 seeking the views of the Coal Authority on the above discharge of condition 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:

Before the development commences (excluding Phase 0 works), Condition 18) a) of the permission requires a scheme for the investigation of all the shallow mine workings on the site and the identification of remediation measures (the Site Investigation Proposal) to be submitted to and approved in writing by the City Council as local planning authority. Thereafter, the condition requires the measures for investigating the site identified in the Site Investigation Proposal to be carried out, before development commences (excluding site set up or works relating to site investigation) and a report prepared outlining what measures, if any, are required to remediate the areas of shallow mine workings (the Site

Investigation Report and/or Remediation Strategy) to be submitted to and approved in writing by the City Council as local planning authority.

Similarly, and before the development commences (excluding Phase 0 works), Condition 19) a) requires a report outlining what measures (remedial works), if any, that are required to be undertaken to the mine entry (including foundation), together with any specific designs which may be required for any buildings within influencing distance of the mine entry (the Site Investigation Report and/or Remediation Strategy) to be submitted to and approved in writing by the City Council as local planning authority.

The Coal Authority notes the submitted report entitled '*Coal Mining Risk Assessment & Specification for the Consolidation of Abandoned Mine Workings*' (January 2021, prepared by E3P) submitted in support of the aforementioned conditions. The remedial proposals for the both the shallow coalmine workings and the mine entry are considered acceptable in principle, to the extent whereby the Coal Authority would raise **no objections to the LPA discharging Condition 18) a)**. However, on the basis that no foundation details appear to have been provided for those dwellings to be constructed within the zone of influence of the mine entry, the Coal Authority is **unable to recommend the LPA discharge Condition 19) a) at this present time.**

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

General Information for the Applicant

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

Building over or within the influencing distance of a mine entry (shaft or adit) can be dangerous and has the potential for significant risks to both the development and the occupiers if not undertaken appropriately. The Coal Authority would draw your attention to our adopted policy regarding new development and mine entries:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available coal mining 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.