

Dear Clare,

HYBRID APPLICATION FOR THE ERECTION OF UP TO 190 RESIDENTIAL DWELLINGS COMPRISING PHASE A - FULL PLANNING APPLICATION FOR THE ERECTION OF 93 DWELLINGS WITH ASSOCIATED WORKS (INCLUDING ACCESS, PUBLIC OPEN SPACE, LANDSCAPING, SUSTAINABLE URBAN DRAINAGE SYSTEMS AND OTHER ASSOCIATED WORKS) AND PHASE B - OUTLINE PLANNING APPLICATION FOR UP TO 97 DWELLINGS (WITH ALL MATTERS RESERVED); HALSNEAD GARDEN VILLAGE, PHASE 3, LAND TO THE SOUTH OF HALSNEAD PARK, AND TO THE NORTH OF THE M6, KNOWSLEY, L35 1QR

PLANNING REFERENCE 26/00166/HYB

In response to the comments received from Deb Roberts of the Coal Authority, dated 30th June 2026, in relation to the application above, please find our responses below with any relevant information or updated documents attached.

Comments and/or Queries

Substantive Concern: Phase 3B – Outline Application

Please see attached the following document(s):

- Phase 3B, Whiston - Ground Investigation Report REV 2 - FINAL - Feb 26
- Whiston Phase 3 (Northern and southern Parcel) Coal Mining Risk assessment

In conjunction with the document(s) above, please see our responses below in *italics*:

I have reviewed the proposals and confirm that part of the application site falls within the Coal Authority's defined Development High Risk Area. Therefore within the application site and surrounding area there are recorded coal mining features present at surface or shallow depths. The risk these features may pose should be considered as part of the planning process.

The Coal Authority records indicate that north eastern part of the site lies within an area of probable historic unrecorded shallow coal mining and a coal seam of workable thickness infers to outcrop at or close to the surface of the north eastern corner that may have been historically worked from the surface to shallow depths beneath parts of the site. These coal mining features could impact on surface instability and public safety for the proposed development within Phase 3B – outline application.

The planning application is accompanied by a Ground Investigation Report (19TAY055/GI, May 2026) produced by Betts Geo Consulting Engineers. We note that one of the objectives of the Report is to assess the risk from potential coal workings below the site and has been informed by the findings of intrusive site investigations (16no. rotary boreholes to depths between 15.00m below ground level (bgl) and 30.00mbgl). It should be noted that the site boundary plan within the Report does not include the full extent of the Phase 3 area (Drawing No. 02 – Location Plan) and only appears to relate to the boundary of the detailed application; not the area being considered as part of outline permission (Phase 3B).

Section 9 of the Report provides details of the rotary drilling works carried out of which we note were undertaken under the terms and conditions of Coal Authority Permits. The report author informs that based on the findings of the site investigations including “previous 2018 investigation north of the site found no evidence of any mining activity in any of the boreholes, the strata being consistently firm and hard with no soft drilling or loss of water flush. There is no evidence of any past shallow mining activity under the site.” Accordingly, no remedial works and / or mitigation measures are considered necessary (Section 9.2).

In light of the above, as site investigations are reported to have taken place within the northern part of the site (Phase 3B), it is recommended that the applicant provides the LPA with such information in order to demonstrate to the LPA that coal mining legacy within the whole site of the area of Phase 3 has been fully assessed.

I can confirm that no intrusive investigations additional to the phase 2 site investigation for the Outline Parcel have taken place. At the time of additional boreholes in relation to coal mining investigation being undertaken for the Detailed Parcel, access to the Outline Parcel was not sought due to ongoing landowner discussions.

Please find attached a copy of a Desktop Study produced by Betts which confirms the Outline Parcel is of low risk, in accordance with fault line investigations that have taken place on our existing scheme known as Phase 2A of Halsnead Garden Village. Also enclosed is the phase 2 site investigation for 3B which wasn't made available in the original submission.

As discussed with the Case Officer, Clare Appleyard on 2nd July 2026, we request that further details be provided as part of a condition attached to the subsequent Reserved Matters application for the Outline Parcel.

I trust the information I have submitted in response to the comments received from the Coal Authority provide the requested clarifications and information.

Yours Sincerely,



Brandon Bardsley
Senior Design & Planning Executive

E: brandon.bardsley@taylorwimpey.com
M: 07393 607 569