



Salford City Council: Planning
(by email: planning.contact@salford.gov.uk)

18 March 2024

Dear Sir/Madam

Ref PA/2024/0187: Infilling of Clifton Hall Tunnel

We are writing with regards to the above planning application to complete the infilling of the disused Clifton Hall Tunnel at Swinton Football Club.

The HRE Group does not object to the proposed development given that the tunnel is completely buried and already substantially infilled. The heritage value of the structure is therefore very limited and future repurposing is unlikely ever to be financially viable.

In the context of Local Plan policies around climate change, health and sustainable development, we would invite the Council to consider whether the marginal benefits of infilling beneath the open ground towards the south end of the tunnel warrant the environmental impacts associated with the processing and transportation of the required grouting materials. In the proposed development area, the tunnel is thought to be 16-26.5m below the surface; the remaining void is assumed to be 1.5m high at the crown. Except at the construction shaft locations, mining principles indicate that void migration in the event of a collapse would not exceed 10:1, i.e. 15m as a maximum.

The Council is also invited to consider whether long-term settlement of the grout may occur, noting that it is being placed onto the existing loose tunnel infill, described as "colliery waste, e.g. sands and gravels". It is therefore uncertain as to whether the scheme will meet its objective of permanently supporting the ground above it.

Yours faithfully


Graeme Bickerdike

on behalf of The HRE Group

The HRE Group is an alliance of walking, cycling and heritage campaigners, engineers and greenway developers who regard the Historical Railways Estate's 3,000+ structures to be strategically valuable in the context of future rail and active travel provision.


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