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For the attention of: Sam Yuen – Case Office

Rochdale Metropolitan Borough Council

[By email: development.management@rochdale.gov.uk]

29 July 2025

Dear Sam

Re: 25/00134/FUL

**Application for replacement dwelling resubmission of 17/00221/FUL retrospective; 2
Inchfield Close, Rochdale, OL11 5SB**

Thank you for your notification of 24 July 2025 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: **Material Consideration**

I have reviewed the proposals and confirm that 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 there are two mine entries (CA shaft ref: 386413-001 & 386413-002) within 20m of the application site. The Coal Authority hold no treatment details for mineshaft: 386413-002 (c. 19.90m to the south east of the site: front garden area of 26 Newhouse Crescent); but for mineshaft: 386413-001 our records state: *"A search area using an 8m radius around the plotted position of the mine entry was determined. The portion of this area that falls within 2 Inchfield Close was used to search for the mine entry using mechanical excavation in July 2018. No evidence of historical workings were found"*. An untreated or an inadequately treated mine entry and its resultant zone of influence pose a significant risk not only to surface stability but also public safety.

In addition to the above, the application site lies within an area of both recorded and historic unrecorded shallow coal mining and a coal seam of workable thickness infers to outcrop at or close to the surface to the west / northwest of the site that may have been worked from the surface to shallow depths beneath the site. These coal mining features could affect public safety and surface stability for the proposed development.

It is noted that the Coal Authority were consulted on previous applications for the site:

- 17/00221/FUL - Application for replacement dwelling: Coal Mining Risk Assessment Report Ref: Inchfield Close/OL11 5SB/2017, prepared by Worms Eye Ltd (dated 26 April 2017). No objections were raised subject to the imposition of a planning condition to secure the undertaking of intrusive site investigations;
- 17/01490/FUL - Erection of replacement dwelling - Resubmission of 17/00221/FUL: Coal Mining Risk Assessment Report Ref: Inchfield Close/OL11 5SB/2017 prepared for by Worms Eye Ltd (dated 26 April 2017). No objections were raised subject to the imposition of a planning condition to secure the undertaking of intrusive site investigations;
- 18/00806/FUL - Erection of replacement dwelling; Coal Mining Risk Assessment Report Ref: Inchfield Close/OL11 5SB/2017 prepared for by Worms Eye Ltd (dated 26 April 2017). No objections were raised subject to the imposition of a planning condition to secure the undertaking of intrusive site investigations;

and subsequent discharge of condition applications:

- 19/00474/DOC - Submission of details to comply with condition 4, 5 and 6 on planning permission 17/00221/FUL (Application for replacement dwelling) - Condition 6
- 19/01301/DOC - Submission of details to comply with condition 6 on planning permission 17/00221/FUL.

We acknowledged the constraints at the site therefore, based on all information relating to ground conditions submitted at that time, and subject to the implementation of the remedial works and mitigation measures identified by the applicant's geotechnical consultants to address the risks from former coal mining activity (shallow mine workings; zones of influence of an off-site mine entry) identified at the site, we considered that the applicant had provided the LPA with adequate information to demonstrate that ground instability / public safety to the replacement dwelling could be satisfactorily addressed.

This current application is accompanied by the aforementioned Coal Mining Risk Assessment; together with the Reports provided to support the discharge of conditions application 19/01301/DOC:

- Phase 1 Desk Study Report (P8364/DS.1, dated March 2018) prepared by GRM Development Solutions;
- Drill and Grout Works Report (P8364-DG1 / 24th September 2018) prepared by GRM Development Solutions Ltd;
- Structural Calculations for Foundation Design, prepared by Cubic Surveying Solutions;
- A Remediation Strategy (Inchfield Close/OL11 5SB/2018, dated 16 May 2019) prepared by Worms Eye Ltd was also submitted to address the risks from mine gas.

It should be noted that the Planning team at the Coal Authority, following the submission of the above Reports, including additional commentary from Mr Russell Hurcombe – Senior Geologist at GRM Development Solutions Ltd dated 21 October 2019 considered that the applicant had satisfied the wording of Condition 6 of approved consent: 17/00221/FUL. Accordingly, as the applicant is seeking approval for the same development at the site, we consider that **subject to the additional commentary (underlined text) being submitted in support of this current application, we would have no objections to the planning application.**

We consider it prudent that the LPA add the following wording as an Informative Note to the Decision Notice should the LPA grant planning permission:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk/)

If you would like to discuss this matter further, please contact me on the above number.

Yours sincerely

D Roberts

Deb Roberts M.Sc. MRTPI

Planning & 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 and the electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority by the Local Planning Authority and/or information that has been published on the Council's website for consultation purposed 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 advisors for this development in relation to ground conditions and the acceptability of development.