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For the attention of: Nick Brookman – Case Officer
Rochdale Metropolitan Borough Council

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

10th July 2025

Dear Mr Brookman

Re: Planning Application 25/00482/FUL

Installation of a playzone facility on existing MUGA pitch together with associated fencing, ball stop and flood lighting; Land Opposite Back O Th Moss Community Centre, Peel Lane, Heywood, Rochdale, OL10 4TU - RECONSULTATION

Thank you for your notification of 30 June 2025 seeking the views of the Coal Authority on the above.

The Coal Authority Response: **Material Consideration**

The Coal Authority previously objected to this application in a letter dated 9th June 2025 and requested the submission of the supporting Coal Mining Risk Assessment.

We note that this application is accompanied by a Coal Mining Risk Assessment report (prepared by Soiltechnics Limited, dated March 2024. The report has been based upon a review of coal mining, geological information and site investigation in the locality, and identifies that unrecorded underground coal mine workings at shallow depth may be present beneath the site within the Arely Coal seam.

The report authors go on to comment that *“there is unlikely to be sufficient intact rock cover to arrest migration of any collapse voids associated with workings in the Arley Coal seam, if*

Present,” although the author does note that superficial deposits above bedrock may be able mitigate potential surface instability derived from potential shallow workings.

However, they consider that “the development itself is highly unlikely to promote collapse of any unrecorded workings,” and conclude that based on “anticipated ground conditions, there is considered to be a low-moderate risk of land instability affecting the proposed development associated with unrecorded shallow underground coal mining within the Arley Coal seam.”

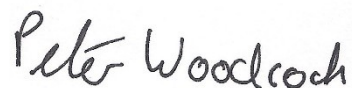
Nevertheless, as precaution the report does recommend that a geosynthetic reinforcement is implemented within the design of the proposed development to reduce the risk of differential settlement which could manifest at surface.

Notwithstanding the above when considering the nature of this particular development proposal, it does not appear that this will require substantial foundations or earthworks.

On the basis of the information now submitted, and the professional opinions of the report authors set out therein, the Planning team at the Coal Authority **withdraws its objection** to this planning application subject to the recommendations in the report being implemented on site. Please note that any comments that the Coal Authority may have made in a Planning context are without prejudice to the outcomes of a Permit application

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

Yours sincerely,



Peter Woodcock | BSc (Hons), AssocRTPI
Assistant 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 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.

