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For the attention of: Sam Yuen, Case Officer

Rochdale Metropolitan Borough Council

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

19th May 2025

Dear Sam,

Re: Application 25/00100/DOC

Submission of details to comply with condition 7 (Surface Water and Foul Drainage), 8 (Phase 1 and Phase 2 SI), 10 (Construction Method Statement), 11 (Road Condition Survey) and 13 (Coal Mining Report) of planning permission 23/01256/FUL; Land Adjacent To, 962 Edenfield Road, Norden, Rochdale, OL12 7TN. RECONSULTATION

Thank you for your notifications of 12th and 16th May 2025 seeking the further views of the Coal Authority on the above.

We last responded on this matter on 24th March 2025 in relation to Condition 13 advising that the applicant had failed to provide information demonstrating that the recommended borehole investigation into the possible presence of shallow workings and the condition of expected coal seams beneath the site.

We note that the applicant has now submitted an E3P Performance Specification for the consolidation of abandoned mine workings, dated November 2024, Reference: 16-702-R3, in support of their application.

Section 2.3, of the report refers to a ground investigation undertaken comprising 3 rotary boreholes drilled to termination depths of 40m. Borehole RBH101 encountered broken ground, void and loss of flush inferred to represent coal workings associated with the

Bassey (locally, Yard Mine) seam. The thickness of competent rock cover was deemed insufficient to pass untreated, hence the identified need for drilling and grouting across all areas of proposed structures.

The report also documents a trenching operation within the site to locate mine entry 385414-017. No entry was identified and a no build stand-off to extend into the site by 2.5m is proposed along with geogrid reinforced solution as mitigation. We note that the reported drilling was undertaken under a Permit issued by the Coal Authority, reference 28747.

The authors comment that;

'If located during the site strip/enabling works, the shaft will be subject to pressure grouting in accordance with the specification set out herein prior to the construction of a reinforced concrete cap or grout plug cap.'

The report includes a proposed treatment grid for the drilling and grouting works in Appendix III, its details described within Section 3.4.1.

We note that a Groundsolve Limited Drilling and Grouting Completion Report ref. GSL3232R02, dated 15th May 2025 has also been submitted in support of the application. The report documents the work carried out by specialist contractor Pennine Geotechnical Services Limited under Coal Authority Permit ref. 29422. Soft drilling and or loss of flush was recorded in 9 No. of the 25 No. boreholes drilled with a total grout take across the site of 3650 litres. Groundsolve conclude that:

'The site has been drilled & grouted by Pennine Geotechnical Services Ltd in line with the grouting specification. GSL have reviewed the site records and have determined that the site has been treated in accordance with the specification.'

The applicant has submitted a closure/ verification reporting to confirm the satisfactory completion of the works to the specification, which Condition 13 requires the recommended remediation to be *'implemented on site in full'*

Consequently we can confirm that the applicant **has satisfactorily demonstrated compliance with Condition 13 and the Coal Authority's Planning Team wishes to raise no objection to the LPA discharging the condition as it sees fit.**

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

Yours sincerely,

Leigh Sharpe

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.