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For the attention of: Ms C. Ringwood – Case Officer
Rochdale Borough Council

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

28 August 2025

Dear Ms Ringwood

Re: Planning application 25/00116/FUL

Erection of 6no. detached dwellings with associated access, gardens and parking at Land Rear of 83 Marland Fold, Rochdale - RECONSULTATION

Thank you for your notification of 15 August 2025 seeking the further views of the Coal Authority (trading as the Mining Remediation Authority) on the above planning application.

The Coal Authority response: MATERIAL CONSIDERATION

We initially commented on this proposal in our consultation response letter dated 5 March 2025. In this letter, we raised no objection to the application subject to the imposition of relevant conditions on any planning permission granted.

We understand that the LPA is now in receipt of amended plans, including an amended Proposed Site Plan. The Coal Authority's Planning & Development Team has no specific comments to make regarding the amendments to the proposal and we wish to raise **no further comments** regarding the application. We do however consider that our previous comments and recommendation, set out in our letter of 5 March 2025, remain valid and relevant to the decision making process.

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

Yours sincerely

James Smith

James Smith *BSc. (Hons), Dip.URP, MRTPI*

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.