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For the attention of: Sam Yuen, Case Officer
Rochdale Metropolitan Borough Council

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

24th March 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 notification of 11th March 2025 seeking the further views of the Coal Authority on the above.

You will recall that we last responded on 24th February in regards to this application and you have now kindly provided us with reporting that was intended to support the demonstration of compliance with Condition 13, which states:

- 13 *No above ground development shall commence (excluding the demolition of existing structures) until;*
- a) *A scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and*
 - b) *any remediation works and/or mitigation measures to address land instability arising from shallow coal mining legacy and recorded off-site mine shaft 385414-017, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.*

The intrusive site investigations and remedial works shall be carried out in accordance with authorities UK guidance.

We now are in receipt of a Phase 1 Geoenvironmental Assessment dated August 2024 and a Geoenvironmental Site Assessment Letter dated 13th September 2024 both prepared by consultant E3P. Both reports refer to the requirement for an intrusive investigation comprising rotary boreholes to depth to confirm the proposed risk from possible shallow coal mine workings which were identified from the earlier Coal Mining Risk Assessment.

The earlier Phase 1 report states within its recommendations that;

'A series of rotary open holes should be advanced to a nominal depth of 30 m across the site to confirm the depth to rockhead and investigate the potential presence of the Bassy/Lower Foot Coal seam and any associated shallow workings.'

The later letter reiterates the above same requirement and was commissioned, or rather the scope of what the letter considers, is restricted to items within Table 1 which does not include the risk posed from possible shallow mine workings.

On the basis that no information has been supplied to confirm that the aforementioned recommended shallow coal mining investigation has been carried out, the applicant has not demonstrated that the requirements of part a) of Condition 13 have been addressed. Nor have they demonstrated that any remedial and/or mitigation measures required to address land instability arising from shallow coal mining legacy and recorded off-site mine shaft 385414-017 have been implemented.

In light of the above, we do not consider that the applicant has demonstrated compliance with Condition 13. Confirmation of the completion of the investigations and any necessary remedial/mitigatory measures should be provided within the signed statement or declaration required by Condition 14 (not subject to the current application).

The planned investigation will require a Coal Authority permit be obtained prior to commencement, comments contained herein are made in a planning context and are without prejudice to a future permitting decision.

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

Yours sincerely,

Leigh Sharpe

Geotechnical & 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.