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**For the attention of: Rachel Carney – Case Officer**

Rochdale Metropolitan Borough Council

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

25 June 2025

Dear Rachel

**Re: 25/00519/FUL**

**Application for enabling works comprising site clearance, site remediation, archaeological investigations, temporary means of access(es) and temporary means of enclosure, installation of utility and drainage infrastructure and associated works in order to prepare the site for redevelopment; Hopwood Hall College Rochdale Campus, St Marys Gate, Rochdale, OL12 6RY**

Thank you for your notification of 11 June 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:

The application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

The Coal Authority records indicate that the site is likely to have been subject to unrecorded underground coal mining at shallow depth and that a thick coal seam outcropped across the site, which could have been worked from the surface. Voids and broken/disturbed ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases.

The applicant has submitted a package of information from Tier Environmental Ltd in support of the proposals, the culmination of which confirms that identified shallow coalmine workings underlying the site require consolidation. However, on the basis that the **nature of development is listed as exempt** from Version 8, January 2025 of the Coal Authority's *Guidance for Local Planning Authorities*, we do not consider that it would be reasonable, at this stage of the development process, to recommend the imposition of a condition to ensure the implementation of the remedial proposals. The Coal Authority therefore has **no objections to this planning application**.

Notwithstanding the above, on the basis that the submitted information accompanies any subsequent future application for built development, the likely recommendation from us would be to recommend the imposition of a condition to ensure the works. The applicant is obviously at will to undertake the works between now and the point of a future submission, which would likely result in us confirming no objections, unconditionally.

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

Yours sincerely

**Chris MacArthur**

**Chris MacArthur** *B.Sc.(Hons), DipTP, MRTPI*  
**Planning Liaison Manager**

[Disclaimer](#)

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available coal mining data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes 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.

Coal Mining Risk Assessment (December 2024) in support of the proposals. The report identifies a risk to ground stability posed by shallow coal mine workings and recommends the undertaking of an intrusive probe drilling investigation prior to development. These investigations would ascertain the ground conditions, establish the presence or otherwise of mine workings and inform any necessary remedial works required.