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For the attention of: Mr R Killeen – Case Officer

Rochdale Metropolitan Borough Council

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

30th July 2025

Dear Mr Killeen

Re: 25/00693/DOC - Submission of details to comply with conditions 5 (coal mining), 6 (remediation), 12 (landscaping), 13 (boundary treatments), 14 (SUDS), 17 (EV charging), 18 (community use agreement) and 23 (external lighting) on planning permission 23/00852/PSID; Land North Of, West Starkey Street, Heywood

Thank you for your notification of 16th July 2025 seeking the views of the Coal Authority on the above.

We have previously commented on a discharge of condition application for this site in a letter to the LPA dated 8th May 2024, in response to consultation on 24/00336/DOC - *Submission of details to comply with conditions 5 (Coal Mining), 6 (Remediation), 7 (CTMP and CEMP), 8 (Drainage) and 9 (Piling) of planning permission 23/00852; Land North Of West, Starkey Street, Heywood.* In our response, based on the information submitted, we raised no objections to the discharge of Condition 5, in which our interest lies. On this basis we have no further comments to make.

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

Yours sincerely

Melanie Lindsley

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI
Principal Planning & 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.