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For the attention of: Sam Yuen – Case Officer

Rochdale Metropolitan Borough Council

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

10 February 2026

Dear Sam

Re: Planning application 25/00463/FUL

Erection of two-storey front and side extensions following removal of existing covered play area, installation of cladding and alterations to fenestration to all elevations at Littleborough After School Club, Calderbrook Road, Littleborough, Rochdale, OL15 9JN - RECONSULTATION

Thank you for your notification of 5 February 2026 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 last commented on this proposal in a letter to the LPA dated 14 July 2025. In this letter, we raised no objection to the application subject to the imposition of conditions on any permission issued to secure the undertaking of investigations to establish the risk posed by coal mining legacy to the proposed development and to secure the undertaking of any necessary remedial and/or mitigatory measures to address any risk identified.

You have provided with your reconsultation email a Phase 1 Preliminary Risk Assessment (7 May 2021) and Phase 2 Ground Investigation (20 July 2021), both prepared by Curtins, and have highlighted that these were submitted in support of planning application 21/00701/FUL. Based on the results of intrusive investigations undertaken, the Phase 2 report is able to conclude that shallow coal mine workings do not pose a risk to the proposed development. As you note, based on the content and professional opinions

contained in the Phase 2 report, the Coal Authority's Planning & Development Team raised no objection to the application.

Whilst we note the content of the Phase 2 report and acknowledge our previous comments, we must point out that the report was produced to inform the specific scheme of development proposed under application 21/00701/FUL. As such, the boreholes drilled to investigate the shallow coal mining situation were carried out in the immediate vicinity of the footprint of the building proposed at that time.

You will appreciate that ground and shallow coal mining conditions can vary significantly over relatively short distances. As such, it is uncertain whether the results of the aforementioned boreholes drilled some 60-70m away would be reflective of the ground/shallow coal mining conditions at the current application site. This uncertainty is increased as our information indicates that a geological fault runs between the current application site and the area of rotary borehole investigation detailed in the Phase 2 report.

In light of the above and in the absence of commentary from the Phase 2 report author to confirm that their conclusions in respect of coal mining legacy matters are applicable to the current application site, the Coal Authority's Planning & Development Team considers that the imposition of the conditions recommended in our initial consultation response letter on any planning permission granted remains appropriate in this instance.

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.

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.