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For the attention of: Sam Yuen – Case Officer

Rochdale Borough Council

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

19 March 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 – FURTHER RECONSULTATION

Thank you for your notification of 17 March 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

As you are aware, the application site falls within the defined Development High Risk Area. Our information indicates that the site lies in an area where historic unrecorded coal mining activity is likely to have taken place at shallow depth. Such workings can pose a risk to surface stability and public safety.

Further to matters raised in our previous consultation response letter of 10 February 2026, we note that the applicant has now submitted a development specific Desk-Based Coal Mining Risk Assessment (9 March 2026, prepared by LK Consult) in support of their application. This report reviews coal mining and geological information, along with the results of borehole investigations previously submitted.

The report is unable to definitively discount the potential for unrecorded shallow coal workings to be present beneath the site. However, whilst intrusive investigations are not proposed, in consideration of the nature of the proposed development and its small footprint in relation to the existing building, the report does recommend that the extensions are constructed with reinforced raft foundations as a precautionary measure against coal mining legacy related ground movement. Recommendations are also made for the installation of gas protection measures within the construction.

The Coal Authority's Planning & Development Team does not provide comment on detailed foundation design, this is a matter for consideration under the Building Regulation. Nevertheless, we note the professional opinions expressed in the report and welcome the incorporation of measures within the development to mitigate the risk posed by coal mining legacy that may affect the site.

Mine Gas

It should be noted that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development Team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel.

SuDS

Where SuDS are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

The Coal Authority recommendation to the LPA (revised):

The Coal Authority's Planning & Development Team notes the conclusions of the Desk-Based Coal Mining Risk Assessment (9 March 2026, prepared by LK Consult); that measures are required to mitigate the risk posed by coal mining legacy in order to ensure the safety and stability of the development.

As such, should planning permission be granted for the proposed development, we would recommend that the following condition is included on the decision notice:

- 1. Prior to the development being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the completion of mitigation measures necessary to address the risks posed by past coal mining activity.***

The Coal Authority therefore has **no objection** to the proposed development **subject to the imposition of the above condition**. This is our recommendation for condition wording. Whilst we appreciate that you may wish to make some amendment to the choice of words, we would respectfully request that the specific parameters to be satisfied are not altered by any changes that may be made.

Should planning permission be granted for this proposal, we also request that the following Informative Notes are included on the decision notice:

1 - Ground Investigations and groundworks

Under the Coal Industry Act 1994 any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Mining Remediation Authority since these activities can have serious public health and safety implications. Such activities could include site investigation boreholes, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain permission to enter or disturb our property will result in the potential for court action. Application forms for Mining Remediation Authority permission and further guidance can be obtained from: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property.

2 - Requirement for Incidental Coal Agreements

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required from the Mining Remediation Authority. Further information regarding Incidental Coal Agreements can be found at: www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements.

3 - Shallow coal seams

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

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.