



PLANNING AND DEVELOPMENT

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Mr. Craig Welsh
Studio KMA
Clarence Arcade
Stamford Street
Ashton-under-Lyne
OL6 7PT
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00561/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 6 (coal mining) on planning permission 23/00637/VRCON
Location:	408 Land To Rear Of 408 Oldham Road, Middleton, M24 2FA

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 6 (a) The development shall not be carried otherwise than in complete accordance with the recommendations and remediation measures in relation to past coal mining activity as set out in the Ground Investigation Report prepared by Sub Surface (Reference 'Report 7355A' dated April 2022).

(b) The development shall not be occupied until a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development is submitted to and approved in writing by the Local Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To ensure the safety and stability of the development in accordance adopted Places for Everyone Joint Development Plan policies JP-S1 & JP-G3, adopted Rochdale Core Strategy policy G9 and the National Planning Policy Framework.

Decision: The findings and conclusions of the Geotechnical Report which includes a signed declaration ref. 7355D by Sub Surface Consultants Ltd, dated 28th May 2024, are acceptable. Based on the findings of the report, no further information is required in relation to mitigating risk from previous coal mining activities.

Yours faithfully,

Melanie Hale
Head of Planning Services