



PLANNING AND DEVELOPMENT

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Mr David Hamer
Bradshaw Gass and Hope LLP
Bradshaw Gass and Hope LLP
21 Silverwell Street
Bolton
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United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01391/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 6 part (coal risk) on planning permission 22/00850/FUL
Location:	Littleborough Community Fire Station , Whitelees Road , Littleborough , OL15 8DU

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 No development shall take place until details of any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been submitted to and approved in writing by the local planning authority. Where such remediation works and/or mitigation measures have been identified those works and/or measures shall be implemented in full in accordance with the approved details. The hereby approved building/extension shall not be brought into first use until a verification report or statement has been submitted to and approved in writing by the local planning authority following completion of the approved works and/or measures.

Reason: In order to ensure the safety and stability of the development, in accordance with policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: To ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site.

Littleborough Fire Station Drilling & Grouting Report, Prepared by Ground Solve Ltd, report no. 268/WSH/DGR, date of issue 18/05/2023 has been submitted.

This report, which has been reviewed by the Coal Authority, confirms the undertaking of a proof drilling and grouting operation. The report provide confirmation that only

intact coal was encountered, with no evidence of shall mine working and sufficient rock cover above subsequent seams to afford ground stability.

On account of the above the Coal Authority have advise that the issue of the potential for coal mining legacy to affect the proposed development has been adequately investigated. The requirements of condition 6 have therefore been satisfied and no additional information is required in respect of this condition.

Yours faithfully,

Melanie Hale
Head of Planning Services