



PLANNING AND DEVELOPMENT

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Miss Jessica Hughes
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4 Jordan Street
Manchester
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United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01025/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of condition 5 (piling and other foundation designs) and 9 (coal mining) of planning permission 23/01382/FUL
Location:	Land Opposite Harwood Primary School, Hornby Street, Heywood.

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

Conditions and Reasons:

- 5 Piling or other foundation designs using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed activity does not harm groundwater resources in line with paragraph 180 of the National Planning Policy Framework and Position Statement J of the 'The Environment Agency's approach to groundwater protection'.

Officer Response: The Piling Risk Assessment by soiltechnics, Document no: STV6299-R03-Rev_A, Date: December 2024, received by the Local Planning Authority on 17th December 2024, has been reviewed and is considered acceptable. The approved Piling Risk Assessment shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

- 9 No development shall commence until the following details have been submitted to, and approved in writing by, the Local Planning Authority and the Coal Authority:
- a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
 - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Prior to the occupation of the development, or it being taken into beneficial use, 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 shall be submitted to the Local Planning Authority for approval in writing. 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 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.

Reason for the pre-commencement condition: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary 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. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 189 and 190 of the National Planning Policy Framework.

Officer Response: The Ground Investigation Report by Soiltechnics Ltd, Dated: August 2024, Document No: STW6573-R01 Rev A, received by the Local Planning Authority on 20th November 2024, has been reviewed by The Coal Authority and is considered acceptable. The approved Ground Investigation Report shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services