



Mr David Hamer
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United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01340/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 6 (coal risk) on planning permission 22/00850/FUL
Location:	Greater Manchester Fire Service , Whitelees Road, Littleborough, Rochdale, 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.

The following documents have been submitted:

- Desk Based Coal Mining Risk Assessment - Prepared by LK Group, Job no. LKC 21 1310
- Report on Coal Mining Related Site Investigative Works, Prepared by LK Consult Ltd, report no. TLC1169
- Planning Statement

- Coal Authority Location Plan
- Coal Authority Historic Map
- Proposed Grouting Grid - Drawing no. 1978.37.104/T1, prepared by Bradshaw Gass & Hope LLP, dated 22.8.22

The Coal Authority have reviewed the submitted information. It is noted that Section 6.9.9 of the Investigative Works report confirms that proof drilling and grouting works are required. The Coal Authority have confirmed that the proposed remedial works are acceptable in principle and no objections have been raised.

In light of the above, the submitted details are considered to be acceptable and the requirements of condition 6 are currently satisfied, subject to the submission and approval of a verification report to demonstrate that the remedial measures have been completed.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services