



PLANNING AND DEVELOPMENT

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Russell Homes (UK) Limited
13 Westpoint Enterprise Park
Trafford Park
Manchester
M17 1QS

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01121/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 8 (coal mining) on planning permission 22/01039/FUL
Location:	Land to the west of New Street, Littleborough

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

Conditions and Reasons:

- 8 No development, other than site investigations and remediation works shall commence until;
- i. 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;
 - ii. 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 a scheme to be submitted to and approved in writing by the Local Planning Authority.

No part of the development shall 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 has been 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 address any issues of unstable land and ensure safety and stability of new development whilst preventing groundwater contamination in accordance with policies DM1 and G9 of the Adopted Rochdale Core Strategy.

Officer Comment: Appropriate details to address the requirements of condition 8 have not been submitted and as such the condition is not discharged at this time. The Coal Authority have been consulted on the application and have

advised that further information will be required to satisfy their requirements in the terms set out by condition 8. Their specific comments are as follows:

"As the submitted document relates primarily to contamination (rather than land instability) matters, the Coal Authority's Planning & Development Team wishes to raise no specific comments regarding this information. We suggest that the LPA should seek comments from the Council's Environmental / Public Protection Team on the report and its conclusions and recommendations.

"We note that the submitted report signposts two previous E3P reports prepared for the site: Phase II Geo-Environmental Site Assessment. Ref: Report No. 15-075-R2, dated January 2023; and Specification for Consolidation of Abandoned Mine Workings. Ref: Report No. 15-075-L2, dated January 2023. It would appear that these documents address coal mining legacy related land instability matters in detail. We would therefore welcome the opportunity to provide the LPA with comments on the content of these documents in the context of the specific requirements of Condition 8 in due course."

It is understood that the discharge of condition application was submitted to facilitate discussions with the Environment Agency regarding interaction of protection of controlled waters and the required coal mining legacy mitigation measures required to satisfy condition 8. However, it is understood that the EA have outstanding concerns which have not been satisfied by the details submitted within the application or provided during determination.

A further application will be required in order to supply details in order to satisfy the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services