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For the attention of: Michael Atkinson-Smith – Case Officer

Rochdale Metropolitan Borough Council

[By email: development.management@rochdale.gov.uk]

18 August 2026

Dear Michael

Re: OTH/2026/0659

Submission of details to comply with condition 9 (Remediation Scheme) of planning permission 24/01007/FUL; Trub Farm, Manchester Road, Rochdale, OL11 2XG

Thank you for your notification of 5 August 2026 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority response:

It would appear that the LPA failed in its statutory duty to consult with The Coal Authority on planning application reference 24/01007/FUL and that Condition 9 of the planning permission is not coal mining related. Consequently, and whilst the applicant may have not yet been able to demonstrate that the site is either safe and stable, or is capable of being made safe and stable, we do note the accompanying Remediation and Enabling Works Strategy.

The Coal Authority welcomes the recommendations made within the report and assumes that the development will be undertaken in accordance with those recommendations, specifically to ensure a safe development in accordance with *sections L2, P2, DM2 and Annex C – Information Requirements of the National Planning Policy Framework*.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, MRTPI*
Planning Liaison Manager

General Information for the Applicant

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

Requirement for Incidental Coal Agreements

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required from the Coal Authority. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

Permit Terms and Conditions at [Coal mining permit terms and conditions - GOV.UK](https://www.gov.uk/government/publications/coal-mining-permit-terms-and-conditions)
(www.gov.uk)

Guidance which is in form of FAQs in section 10 at [What is a permit and how to get one? - GOV.UK](https://www.gov.uk/government/publications/what-is-a-permit-and-how-to-get-one) (www.gov.uk)

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.