

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

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Coop Academies Trust
8th Floor
1 Angel Square
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Manchester
M60 0AG

Agent (if used)

Miss Kindzule
Darwin Group Ltd
Shawbury Business Park
Shrewsbury
SY4 4EA

Part 1 – Particulars of the application/development

Proposal: Variation of condition 9 (BREEAM) attached to planning permission referenced 128960/FO/2020 to amend the timeframe for the submission of details required by the condition.

Location: Connell Sixth Form College , 301 Alan Turing Way, Manchester, M11 3BS

Date of application: 9 March 2022

Application number: 133157/JO/2022

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Condition(s) attached to this decision

0) The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan saved policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance, there were no issues to raise with the agent, and the appropriate conditions have been attached.

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Plan refs: 180389 DGL 01 XX DR A 1120 rev.P2 (Site Location Plan);

1800389 DGL 01 XX DR A 1150 rev.P1 (Existing Site Plan);

plan ref: 180389-DGL-01-XX-DR-A-1160 (P3) (Proposed Site Plan)(Notwithstanding the pupil drop off facility shown);

180389 DGL 01 00 DR A 2000 rev. P7(General Arrangement Plan);
180389 DGL 01 01 DR A 2001 rev.P2 (Proposed Context General Arrangement Plan);
180389 DGL 01 RF DR A 2020 rev. P1 (Roof Plan);
180389 DGL 01 ZZ DR A 2100 rev.P4 (Elevations);
180389 DGL 01 XX DR A 2101 rev.P2 (Proposed Context Elevations);
180389 DGL 01 ZZ DR A 2102 rev.P2 (External Lighting Elevations);
180389 DGL 01 ZZ DR A 2300 rev.P1 (Indicative Site Sections);
180389 DGL 01 XX VS A 2201 rev.P1 (3D Visuals sheet 1);
180389 DGL 01 XX VS A 2202 rev.P1 (3D Visuals sheet 2);

UNV/WAR/6000/STD 100 rev.A (General Arrangement of Broxap's standard 6m 'Wardale' Shelter;
180389 GL 01 XX DR A 1400 rev.P9 (Proposed landscaping plan) (Not withstanding the pupil drop off facility shown);

180389 DGL 01 XX DR A 1401 (Proposed bin storage arrangements);
180389 DGL XX XX DR A 1402 (Fence Elevation);
Design and Access Statement;
BREEAM Pre-Assessment;
Environmental Standards Statement (ref: 180389-DGL-XX-XX-SP-A-8650);
Preliminary Ecological Appraisal, and plan ref: 125-01 rev. B (Planting Plan), and landscaping specifications;
Crime Impact Assessment dated 11.11.2020;
External Materials document;
Planning Statement;
SuDS Design Strategy Statement;
Underground Utility Service Plan ref: 03661 rev.001;
Noise Assessment version 1 dated 13 November 2020;
Arboricultural Impact Assessment 11 December 2020;
Flood Risk Assessment 11 December 2020;
Existing Drainage layout plan ref: 20-315-DR002
Preliminary Drainage Details Sheet 1 of 2 ref: 20-315 -DR003;
Preliminary Drainage Details Sheet 2 of 2 ref: 20-315 -DR004;
Combined Phase 1 Desk Study & Phase 2 Report on Ground Investigation (November 2020);
Waste Management Strategy;
Site Waste Management Plan;
received by the City Council, as Local Planning Authority, on the 22 December 2020

Coal Mining Risk Assessment report ref: A3823/20 dated January 2021 received 3rd February 2021;
Email from planning agent 9th February 2021 relating to trip distribution information, and attached traffic flow diagram;

Plan ref: DGL 01 XX DR A 1170 rev.P3 (Site Logistics Plan) and Construction Logistics Management Plan documents received 10th February 2021;
Plan ref: DGL 01 XX DR A 1403 (Parking Provision Plan) received 11th February 2021;

Proposed Secondary School Transport Assessment Final Issue 1C February 2021;
Proposed Secondary School Travel Plan Final Issue 1C February 2021 received 12th February 2021;

Document refs: 20-315-L-001 Remediation- Discovery Strategy- Key Geosolutions Ltd- February 2021 ; 20-315-D-001 (Rev 01)- Gas Protection Measures- Key Geosolutions Ltd- February 2021; and Road Safety Audit Ref: 4396 Connell Co-op College Manchester RSA1-2 Final (Connell Co-op College Stage 1/2 Road Safety Audit, February 2021) received 22nd February 2021;

J4387 F2 - Air Quality Consultants- Air Quality Assessment: Connell Co-op College, Manchester February received 24th February 2021;

Email from the planning agent confirming the colouration of the framework forming the cycle shelter, and hours of operation relating to the proposed teaching accommodation on 8th March 2021.

Preliminary Drainage layout ref : 20-315-DR001 rev.01 received 9th February 2021
Plan ref: 20-315-DR001 Rev 02, dated 11/03/2021 received 12th March 2021
'Addendum to SuDS Design Strategy Statement', Ref: 20-315-L-001 dated 12/03/2021 received 12th March 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) The development shall be carried out in accordance with the materials specified in the Materials document received 22.12.2020 in the locations shown on plan refs:
180389 DGL 01 ZZ DR A 2100 rev.P4 (Elevations);
180389 DGL 01 XX DR A 2101 rev.P2 (Proposed Context Elevations);
180389 DGL 01 XX VS A 2201 rev.P1 (3D Visuals sheet 1);
180389 DGL 01 XX VS A 2202 rev.P1 (3D Visuals sheet 2).

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) The development hereby approved shall be implemented in accordance with Construction Logistics Management Plan documents and plan ref: DGL 01 XX DR A 1170 rev.P3 (Site Logistics Plan) received 10th February 2021.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

4) The development hereby approved shall be implemented in accordance with Proposed Secondary School Travel Plan Final Issue 1C February 2021 received 12th February 2021.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

5) The development shall be implemented in accordance with the details shown on plan refs: LTP/4396/P1/01/01 A (Preliminary design); LTP/4396/P1/01/02 A (Preliminary design - swept path analysis); and content of the email from planning agent

on 19th July 2021 confirming the retention of the 7 bay car park, drop-off and turning circle, before the educational accommodation hereby approved is occupied, and shall be retained in accordance with the agreed details.

Reason - In the interests of pedestrian and highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

6) The cycle storage shall be carried out in accordance with drawings: 180389 GL 01 XX DR A 1400 rev.P9 (Proposed landscaping plan); and UNV/WAR/6000/STD 100 rev.A (General Arrangement of Broxap's standard 6m 'Wardale' Shelter received by the City Council, as Local Planning Authority, on the 22 December 2020, and email from the planning agent confirming the colouration of the framework forming the shelter on 8th March 2021 .The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1 and DM1 of the Manchester Core Strategy (2012).

7) The car parking, as indicated on plan ref: 180389 DGL 01 XX DR A 1160 rev.P3 (Proposed Site Plan) (notwithstanding the drop off arrangement)and 180389 DGL 01 XX DR A 1400 rev. P9 (Landscaping Plan) (notwithstanding the drop off arrangement), shall be surfaced in permeable tarmac , demarcated and made available for use prior to any part of the site or the building hereby approved being occupied. The car parking areas shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies SP1 , T1 and DM1 of the Manchester Core Strategy (2012).

8) Within nine months of the first occupation of the development hereby permitted a Post Construction Review Report shall be carried out by an independent assessor licenced by the Building Research Establishment and a Certificate shall be submitted to the City Council as Local Planning Authority which demonstrates that the development has been constructed to meet a minimum standard of 'Very Good' BREEAM rating'.

Reason - In order to minimise the environmental impact of the development by securing a reduction in CO2 emissions and by incorporating sustainable construction techniques pursuant to policies EN6 and DM1 of the Manchester Core Strategy (2012).

9) The development shall be carried out with the measures in the Crime Impact Assessment dated 11.11.2020, in particular, sections two, three and four, received by the City Council, as Local Planning Authority, on 22nd December 2020.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

10) The surface water drainage system must be implemented in accordance with the following documents:

- Plan ref: 20-315-DR001 Rev 02, dated 11/03/2021;

- 'Addendum to SuDS Design Strategy Statement', Ref: 20-315-L-001 dated 12/03/2021;
- 'Connell Co-op College - SuDS Design Strategy Statement' received 22 December 2020;
- Plan ref: 20-315-DR004, dated December 2020;
- Plan ref: 20-315-DR003, dated December 2020.

Reason- To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and NPPG and policies EN08 and EN14 of the Manchester Core Strategy (2012).

11) a) The development shall be implemented in accordance with the drainage information shown on plan ref:1235-01 rev. F (Soft Works incorporating rain gardens); the Landscape Specification for soft landscaping at Connell College ; the Green SuDS Statement A; and plan ref :20-315-DR001 rev.03 (Preliminary Drainage Layout) received 3rd June 2021, and plan refs: 20-315-DR003 (Preliminary Drainage Details Sheet 1 of 2) and 20-315-DR004 rev.02 (Preliminary Drainage Details Sheet 2 of 2) received 7th July 2021.

b) The development hereby approved shall not be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policy EN14 of the Manchester Core Strategy (2012).

12) The boundary treatment, as indicated on plan refs: 180389 DGL 01 XX DR A 1400 rev. P9 (Landscaping Plan) and 180389 DGL XX XX DR 1402 (Fencing Elevation), shall be implemented prior to the first use of the development. The boundary treatment shall thereafter be retained and maintained in accordance with those details.

Reason - In the interest of visual amenity and security of the site pursuant to policy DM1 of the Manchester Core Strategy (2012).

13) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

14) The premises shall not be open outside the following hours:-

Mondays to Fridays 07:00 to 19:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

15) a) The building shall be acoustically insulated and treated to limit the break out of noise in accordance with The Inacoustic- Connell Co-op College - Noise Assessment for Planning Condition Discharge version 2 (dated 05/03/21) received 19th April 2021.

b) The development has been implemented in accordance with the details in the verification report Noise Assessment for Planning Condition Discharge document dated 10th September 2021.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

16) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the Inacoustic- Connell Co-op College - Noise Assessment for Planning Condition Discharge version 2 (dated 05/03/21) received 19th April 2021.

b) The development has been implemented in accordance with the details in the verification report Noise Assessment for Planning Condition Discharge document dated 10th September 2021

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

17) The development shall be implemented in accordance with scheme for the storage and disposal of refuse in the letter dated 7th July 2021 from the planning agent confirming the colleges existing bin arrangements ; plan ref: 180389-DGL-01-XX-DR-A-1401(Proposed Bin Store Arrangement) ; and Waste and recycling report reference: Connell College Waste 1st Dec 2020 -31st May 2021.

The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained in accordance with these details.

Reason - In order to ensure appropriate waste management arrangements are put in place at the development pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

18) The development shall be implemented in accordance with the measures in J4387 F2 - Air Quality Consultants- Air Quality Assessment: Connell Co-op College, Manchester February received 24th February 2021; in particular the provision of electric vehicle charging points and passive provision for future electric charging point provision in Chapter 7 in the locations on plan ref: 180389 DGL 01 XX DR A 1400 rev.

P9 (Landscaping Plan), and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

19) a) The development shall be implemented in accordance with the content of document refs: 20-315-L-001 Remediation- Discovery Strategy- Key Geosolutions Ltd- February 2021 ; 20-315-D-001 (Rev 01)- Gas Protection Measures- Key Geosolutions Ltd- February 2021; and the Combined Phase 1 Desk Study & Phase 2 Report on Ground Investigation (November 2020);

b) The development has been implemented in accordance with the Gas Membrane Installation Verification report by Key Geosolutions Limited ref: 21-279-R-001 rev.1 dated 12.07.2021.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Additionally, that the current works shall not compromise the protection afforded by earlier remedial measures the existing development has had installed as part of Planning Permission 101426/OO/2013/N2, pursuant to EN18 of the Manchester Core Strategy (2012).

20) The hard and soft landscaping shall be carried out in accordance with drawing DGL 01 XX DR A 1400 rev.P9 (Proposed landscaping plan) and plan ref: 125-01 rev. B (Planting Plan) and landscape specifications in the Preliminary Ecological Appraisal.

The approved scheme shall be implemented within a timescale to be agreed in writing by the City Council as local planning authority. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012).

21) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plan ref: DGL 01 XX DR A 1400 rev.P9 (Proposed landscaping plan) and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the Appendix 6 protective fencing in the locations shown on Appendix 5 Tree constraints plan ref:680-03 rev.A in the Arboricultural Impact Assessment, before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

22) No works to trees, shrubs or hedgerow shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present. Any such written confirmation should be submitted to the local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Manchester Core Strategy (2012).

23) The development hereby approved shall be implemented in accordance with the bird and bat boxes, and sparrow terrace specified in paragraph 5.2.2 of the Preliminary Ecological Appraisal (Including a Protected Species Appraisal & BREEAM Assessment) for Proposed Development report to be located as shown on landscaping plan ref: DGL 01 XX DR A 1400 rev.P9. The approved scheme shall be implemented prior to first occupation of the development and shall be retained thereafter.

Reason - In order to improve biodiversity within the site, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance

with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

The applicant is reminded that, under the Wild Mammal (Protection) Act 1996 it is an offence to inflict unnecessary suffering to wild mammals such as hedgehog. Planning consent does not provide a defence against prosecution under this act. Should a hedgehog be found a suitable hedgehog rescue organisation should be contacted to remove and protect the hedgehog.

Manchester City Council records highlight that the underground Black Brook is located within close proximity to the site (approximately >20m to the north of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will be required.

The proposal would result in an increase in the total number of car park spaces. Evidence of pollution control measures has been presented by the applicant. These measures should be maintained through to finalised design.

Date: 10 May 2022

Signed: 

Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A



**The Coal
Authority**

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119

Email: planningconsultation@coal.gov.uk

Website: www.gov.uk/government/organisations/the-coal-authority

INFORMATIVE NOTE

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Informative Note valid from 1st January 2021 until 31st December 2022