

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

Peter Street Exclusive Investments Ltd
C/o Agent

Agent (if used)

Mrs Diane Ellis
Zerum
4 Jordan Street
Manchester
M15 4PY

Part 1 – Particulars of the application/development

Proposal: Change of use of upper floors from office (Use Class B1) to hotel (Use Class C1), installation of mezzanine floor at third floor level, partial removal of staircase, reconfiguration of ground floor entrance area to facilitate hotel use, installation of skylights and new stairs, refurbishment, internal alterations, and other associated development.

Location: 47 Peter Street, Manchester, M2 3NG

Date of application: 2 March 2020

Application number: 125533/FO/2019

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

Discussions have taken place with the applicant in a positive and proactive manner to seek resolution of issues arising in relation to dealing with the planning application, and the proposal is considered acceptable.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Drawings

Existing Drawings

0132-2 PL- 000 Rev - Lower Ground Floor as Existing
0132-2 PL- 001 Rev - Site Location Plan
0132-2 PL- 002 Rev - Ground Floor as Existing
0132-2 PL- 003 Rev - First Floor as Existing
0132-2 PL -004 Rev - Second Floor as Existing
0132-2 PL -005 Rev - Third Floor as Existing
0132-2 PL- 006 Rev - Roof Plan as Existing
0132-2 PL- 007 Rev - Long Section 1 as Existing
0132-2 PL- 008 Rev - Long Section 2 as Existing
0132-2 PL- 009 Rev - Short Section as Existing
0132-2 PL- 010 Rev - Peter Street Elevation as Existing
0132-2 PL- 011 Rev - Southmill Street Elevation as Existing
0132-2 PL- 012 Rev - Bootle Street Elevation as Existing

Demolition Drawings

0132-2 PL- 050 Rev D Ground Floor Plan Proposed Demolition
0132-2 PL- 051 Rev B First Floor Plan Proposed Demolition
0132-2 PL- 052 Rev D Second Floor Plan Proposed Demolition
0132-2 PL- 053 Rev D Third Floor Plan Proposed Demolition
0132-2 PL- 054 Rev F Roof Plan Proposed Demolition
0132-2 PL- 055 Rev D Long Section 1 Proposed Demolition
0132-2 PL- 056 Rev D Long Section 2 Proposed Demolition
0132-2 PL- 057 Rev D Short Section Proposed Demolition
0132-2 PL- 058 Rev B Peter Street Elevation Proposed Demolition
0132-2 PL- 059 Rev C Southmill Street Elevation Proposed Demolition
0132-2 PL- 060 Rev C Bootle Street Elevation Proposed Demolition

Proposed Drawings

0132-2 PL- 000 Rev D Lower Ground Floor Plan as Proposed
0132-2 PL- 100 Rev I Ground Floor Plan as Proposed
0132-2 PL- 101 Rev H First Floor Plan as Proposed
0132-2 PL- 102 Rev J Second Floor Plan as Proposed
0132-2 PL- 103 Rev G Third Floor Plan as Proposed
0132-2 PL- 104 Rev F Third Mezz Floor Plan as Proposed
0132-2 PL- 105 Rev H Roof Plan as Proposed
0132-2 PL- 106 Rev E Long Section 1 as Proposed 1_100
0132-2 PL- 107 Rev E Long Section 2 as Proposed 1_100
0132-2 PL- 108 Rev E Short Section as Proposed 1_100
0132-2 PL- 109 Rev D Peter Street Elevation as Proposed
0132-2 PL- 110 Rev D Southmill Street Elevation as Proposed
0132-2 PL- 111 Rev D Bootle Street Elevation as Proposed
0132-2 PL- 112 Rev -Context Section

Detail Drawings

0132-2 PL-199 Rev - Existing Roof Cross Section 1:50
0132-2 PL-200 Rev - Roof Window and Gutter Detail
0132-2 PL-200A Rev - Existing Gutter Detail

0132-2 PL-201 Rev - Roof Window Head Detail
0132-2 PL-202 Rev A Column and Beam Encasement Detail
0132-2 PL-203 Rev A Beam Encasement Column Head Detail
0132-2 PL-204 Rev A Party Wall_Roof Junction 3rd Flr Detail
0132-2 PL-205A Rev - Exposed Truss Mezzanine Party Wall Detail
0132-2 PL-206 Rev - Mezzanine Floor Detail
0132-2 PL-207 Rev - First Floor Window Detail
0132-2 PL-208 Rev - Second Floor Window Detail
0132-2 PL-209 Rev - Second Floor Window Detail
0132-2 PL-210 Rev - Roof Ridge Detail
0132-2 PL-210A Rev - Existing Roof Ridge Detail
0132-2 PL-211 Rev - First Floor Enhancement Detail
0132-2 PL-212 Rev - Bin Store Detail
0132-2 PL-213 Rev - Plant AOV Detail
0132-2 PL-214 Rev - Roof Level Smoke Vent Detail 1
0132-2 PL-215 Rev - Roof Level Smoke Vent Detail 2
0132-2 PL-216 Rev - Typical Wall Build Ups

Extras

T-DS-01 Rev B Door Types
T-DS-02 Rev C Door Schedule
T-FS Rev C Fire Strategy
T-SP-01 Rev B Outline Specification
T-SS-01 Rev A Stair Section
T-WS-01 Rev A Window Types
T-WS-02 Rev A Window Schedule

Mechanical & Electrical

3278-ZER-XX-ZZ-SC E-6200 Rev T1 Electrical Services, Distribution Schematic
3278-ZER-ZZ-XX-2D E-6300 Rev T2 Electrical Services, Proposed Lighting Strategy
3278-ZER-ZZ-XX-2D E-6400 Rev T2 Electrical Services, ICT Layouts
3278-ZER-ZZ-XX-2D E-6600 Rev T2 Electrical Services, Electrical Distribution Layouts
3278-ZER-ZZ-XX-2D E-6601 Rev T2 Electrical Services, Electrical Wiring Strategy
3278-ZER-ZZ-XX-2D E-6700 Rev T2 Electrical Services, Security Layouts
3278-ZER-ZZ-XX-SC E-6700 Rev T1 Electrical Services, Typical Guest Room Lighting Control Diagram
3278-ZER-ZZ-XX-SC E-6701 Rev T1 Electrical Services, IP TV Distribution Diagram
3278-ZER-ZZ-XX-SC E-6702 Rev T1 Electrical Services, Fire Alarm and Emergency Voice Communication Diagram
3278-ZER-ZZ-XX-2D E-6210 Rev T2 Electrical Services, Standard Guest Room Electrical Services Layout
3278-ZER-ZZ-XX-2D E-6211 Rev T2 Electrical Services, Suite Guest Room Electrical Services Layout
3278-ZER-ZZ-XX-2D E-6212 Rev T2 Electrical Services, Deluxe Guest Room Electrical Services Layout
3278-ZER-XX-XX- SP-E-01 Rev T1 Electrical Performance Specification
3278-ZER-XX-ZZ-SC-M-5200 Rev T2 Mechanical Services, Above Ground Drainage Schematic
3278-ZER-XX-B1-DR-M-5200 Rev T1 Mechanical Services, Basement Above Ground Drainage Services Layout
3278-ZER-XX-LG-DR-M-5200 Rev T2 Mechanical Services, Lower Ground Above Ground Drainage Services Layout

3278-ZER-XX-GF-DR-M-5200 Rev T2 Mechanical Services, Ground Floor Above
 Ground Drainage Services Layout
 3278-ZER-XX-LG-DR-M-5200 Rev T2 Mechanical Services, Lower Ground Above
 Ground Drainage Services Layout
 3278-ZER-XX-01-DR-M-5200 Rev T2 Mechanical Services, First Floor Above Ground
 Drainage Services Layout
 3278-ZER-XX-02-DR-M-5200 Rev T2 Mechanical Services, Second Floor Above
 Ground Drainage Services Layout
 3278-ZER-XX-03-DR-M-5200 Rev T2 Mechanical Services, Third Floor Above Ground
 Drainage Services Layout
 3278-ZER-XX-M3-DR-M-5200 Rev T2 Mechanical Services, Third Floor Mezzanine
 Above Ground Drainage Services Layout
 3278-ZER-XX-R1-DR-M-5200 Rev T2 Mechanical Services, Roof Level Above
 Ground Drainage Services Layout
 3278-ZER-XX-ZZ-SC-M-5300 Rev T2 Mechanical Services, Domestic Water Schematic
 3278-ZER-XX-01-M-5300 Rev T2 Mechanical Services, First Floor Domestic hot and
 Cold Water Services Layout
 3278-ZER-XX-02-M-5300 Rev T2 Mechanical Services, Second Floor Domestic hot and
 Cold Water Services Layout
 3278-ZER-XX-03-M-5300 Rev T2 Mechanical Services, Third Floor Domestic hot and
 Cold Water Services Layout
 3278-ZER-XX-M3-M-5300 Rev T2 Mechanical Services, Third Floor Mezzanine
 Domestic hot and Cold Water Services Layout
 3278-ZER-XX-ZZ-DR-M-5300 Rev T2 Mechanical Services, Lower Ground Floor Tank
 Room Services Layout
 3278-ZER-XX-ZZ-DR-M-5301 Rev T2 Mechanical Services, Second & Third Floor Plant
 room Services Layout
 3278-ZER-XX-ZZ-DR-M-5302 Rev T2 Mechanical Services, Roof Level Plant Space
 Services Layout
 3278-ZER-XX-01-M-5500 Rev T2 Mechanical Services, First Floor Heating and Cooling
 Services Layout
 3278-ZER-XX-02-M-5500 Rev T2 Mechanical Services, Second Floor Heating and
 Cooling Services Layout
 3278-ZER-XX-03-M-5500 Rev T2 Mechanical Services, Third Floor Heating and
 Cooling Services Layout
 3278-ZER-XX-3M-M-5500 Rev T2 Mechanical Services, Third Floor Mezzanine Heating
 and Cooling Services Layout
 3278-ZER-XX-ZZ-SC-5700 Rev T2 Mechanical Services, Ventilation Schematic
 3278-ZER-XX-01-M-5700 Rev T3 Mechanical Services, First Floor Ventilation Services
 Layout
 3278-ZER-XX-02-M-5700 Rev T3 Mechanical Services, Second Floor Ventilation
 Services Layout
 3278-ZER-XX-03-M-5700 Rev T3 Mechanical Services, Third Floor Ventilation Services
 Layout
 3278-ZER-XX-M3-M-5700 Rev T2 Mechanical Services, Third Floor Mezzanine
 Ventilation Services Layout
 3278-ZER-XX-XX-SP-M-01 Rev T1 Mechanical Performance Specification
 3278-ZER-XX-XX-SP-ME-01 Rev T1 Automatic Controls Specification

Structural

SK-080 Rev P03 Basement and Lower Ground Floor GA'S
 SK-100 Rev P03 Upper Ground and First Floor GA'S
 SK-120 Rev P04 Second and Third Floor GA'S

SK-140 Rev P03 Mezzanine and Roof Floor GA'S
SK-181211 Rev P02 Remedial Details To Timber Beams
SK-181206 Rev P01 Mezzanine Support: Beam Options

10121_E:100:1:1 Scaffold Details

Documents

Design & Access Statement, prepared by Tract Architects Limited Rev K
Planning Statement, prepared by Zerum Dec 2020
Heritage Statement, prepared by Stephen Levrant Heritage Architecture (SLHA)
October 2020
Transport Statement and Travel Plan, prepared by SK Transport
(191113/SK21789/TS01)
Crime Impact Statement, prepared GMP
Noise and Vibration Report, prepared by Sandy Brown Nov 2020
Air Quality Assessment, prepared by Temple
Environmental Standards Statement, prepared by Watergrove Limited
Ventilation Strategy, prepared by Zerum
Energy Strategy, prepared by Zerum
Ecological Assessment, provided by Shape
Bat Survey, Anthony Nickson Ecology July 2020
Window Refurbishment Schedule, prepared by MFA
Structural Report, prepared by Renaissance (PSM-REN-00-XX-RP-S-00001)
Construction Management Plan, including Local Labour Strategy prepared by Michael
Flynn & Associates
Refuse and Servicing Management Strategy, prepared by Kro Hospitality Nov 2020
Refuse Pro-Forma, prepared by Tract Architects Limited Nov 2020
Local Labour Agreement Statement of Intent
Duplex 3D1
Duplex 3D2
Entrance Design Development
Column Study
Schedule of Accommodation rev A

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

3) a) Notwithstanding the details submitted with the application, prior to the installation of any material on any external elevation the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A programme for the issue of samples and specifications of all material to be used on all external elevations of the development. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development, together with a strategy for quality control management; and

(b) All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The approved materials shall then be implemented as part of the development.

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, pursuant to policies SP1 and DM1 of the Core Strategy.

4) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday deliveries etc confined to 10:00 to 18:00.

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

5) Prior to the commencement of development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents, which for the avoidance of doubt should include;

- *Display of an emergency contact number;
- *Details of Wheel Washing;
- *Dust suppression measures;
- *Compound locations where relevant;
- *Location, removal and recycling of waste;
- *Routing strategy and swept path analysis;
- *Parking of construction vehicles and staff;
- *Sheeting over of construction vehicles; and
- *Details of how access to adjacent properties would be maintained.

Development shall be carried out in accordance with the approved construction management plans.

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

6) Construction/demolition works shall be confined to the following hours:

- o Monday - Friday: 7.30am - 6pm
- o Saturday: 8.30am - 2pm
- o Sunday / Bank holidays: No work

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

7) Full details of any proposed external lighting scheme shall be submitted to, and approved in writing by, the City Council, as local planning authority, prior to installation. The details shall include location and design of fixtures and fittings, together with levels of luminance. External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

8) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating

level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The approved scheme shall be completed before the hotel use hereby approved is occupied.

Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy.

9) Notwithstanding the approved drawings, the hotel hereby approved shall not be brought into use until satisfactory details for the storage (including segregated waste recycling) and disposal of refuse have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to the use commencing and shall remain in situ whilst the use or development is in operation. For the avoidance of doubt, all bins shall be permanently stored inside the building, and not on any neighbouring pavements."

Reason - In the interests of amenity, access and public health, pursuant to policies SP1 and DM1 of the Core Strategy.

10) The development hereby approved shall be carried out in accordance with the mitigation measures set out in the Air Quality Assessment (Version 3, dated 7 December 2018) 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.

11) The development hereby approved shall be designed and constructed in accordance with the recommendations contained within section 3.3 of the submitted Crime Impact Statement dated (VERSION A: 13th December 2018 REFERENCE: 2010/0218/CIS/03) and shall include the physical security specification listed within section 4 of the appendices within the submitted Crime Impact Statement.

The hotel use hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation or agreed any elements of noncompliance and the reasons for these.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy.

12) The construction and occupation phases of the development hereby approved shall be carried out in accordance with the Local Labour Agreement Undertaking to Manchester City Council (dated 20/12/19) within six months of the first occupation of the development details of the results of the scheme shall be submitted for consideration.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

13) The development hereby approved shall be carried out in accordance with the Travel Plan Framework prepared by SK Transport. In this condition a travel plan means a document that includes the following:

i) the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development

ii) a commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time

iii) mechanisms for the implementation of the measures to reduce dependency on the private car

iv) measures for the delivery of specified travel plan services

v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy.

14) Prior to the first use of the hotel hereby approved a signage strategy for the building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

15) If during works to convert the building to the use hereby permitted any sign of the presence of bats is found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of bats in the submitted document shall be implemented in full and maintained at all time when the building is in use as hereby permitted.

Reason - In order to protect wildlife, pursuant to policies SP1 and DM1 of the Core Strategy.

16) The development hereby approved shall include for full disabled access to be provided to all areas of the building and via the main entrances and to the floors above.

Reason - To ensure that the details of the development is acceptable to the City Council as local planning authority in the interests of disabled people, pursuant to policies SP1 and DM1 of the Core Strategy.

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.

In relation to Condition 8, the plant noise levels have been provided based on the background noise study and the above criteria which we can accept. However, the plant is yet to be selected and the technical data has not yet been supplied to the acoustic consultant.

Once the detailed design of the plant has been developed and the technical specification provided to the consultant, an updated report will be required to demonstrate that the equipment will operate within the plant noise limits provided. Consideration to plant characteristics such as tonality, intermittency and impulsivity shall also be included in the report along with the penalties to be applied and any required mitigation

Should the noise from the plant exceed the noise limits provided, acoustic attenuation measures shall be recommended

Date: 18 December 2020

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 his 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

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2019 until 31st December 2020