MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

NOMA (GP) Ltd
C/o Agent

Agent (if used)

Ms Katie Wray
Deloitte LLP
2 Hardman Street
Spinningfields
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: Planning permission for the expansion of use classes in the ground and lower ground units of Grade II Listed Hanover Building and E-Block to Use Class E and Sui generis (drinking establishment); together with the creation of new entrances at ground floor level, external plant and associated works.

Location: Hanover Building, 130 Corporation Street, Manchester, M4 4GW

Date of application: 15 December 2020

Application number: 128890/FO/2020

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and discussions about the overall design approach in terms of options and impact on historic fabric.

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:

(a) 6702-00-000 SITE LOCATION PLAN, 6702-00-002 EXISTING AND PROPOSED SITE PLAN SITE PLAN

(b) Dwgs 6702-00-003 (CHANGE OF USE AREAS), 6702-01-098 GENERAL ARRANGEMENT BASEMENT PLAN - DEMOLITION, 6702-01-099 GENERAL ARRANGEMENT LOWER GROUND FLOOR PLAN - DEMOLITION, 6702-01-100 GENERAL ARRANGEMENT GROUND FLOOR PLAN - DEMOLITION, 6702-01-200 GENERAL ARRANGEMENT NORTH ELEVATION - DEMOLITION, 6702-01-201 GENERAL ARRANGEMENT EAST ELEVATION DEMOLITION, 6702-01-202 GENERAL ARRANGEMENT SOUTH ELEVATION DEMOLITION and 6702-01-203 GENERAL ARRANGEMENT WEST ELEVATION DEMOLITION;

(c) 6702-20-809 GENERAL ARRANGEMENT BASEMENT FLOOR PLAN PROPOSED REV E, 6702-20-810 GENERAL ARRANGEMENT LOWER GROUND FLOOR PLAN PROPOSED REV D, 6702-20-811 GENERAL ARRANGEMENT GROUND FLOOR PLAN PROPOSED REV E, 6702-20-820 NORTH ELEVATION HANOVER STREET PROPSED REV B, 6702-20-821 EAST ELEVATION FEDERATION STREET PROPOSED REV A, 6702-20-822 SOUTH ELEVATION BALLOON STREET PROPOSED REV B, 6702-20-823 WEST ELEVATION CORPORATION STREET PROPOSED REV B, 6702-20-836 PROPOSED SECTION CC REV A, 6702-20-837 PROPOSED INTERNAL ELEVATIONS UNIT 4, 6702-21-815 NORTH ELEVATION HANOVER STREET FABIC ANALYSIS - PROPOSED,6702-21-816 EAST ELEVATION FEDERATION STREET FABRIC ANALYSIS - PROPOSED,
6702-21-817 SOUTH ELEVATION BALLOON STREET FABRIC ANALYSIS - PROPOSED and 6702-21-818 WEST ELEVATION CORPORATION STREET FABRIC ANALYSIS - PROPOSED;

(d) 6702-22-860 PARTITIONS WALL TYPES REV A, 6702-22-861 PARTITIONS ABUTMENT DETAILS SHEET 1 REV A, 6702-24-851 E BLOCK, ACCOMMODATION STAIR PLAN & SECTIONS REV B, 6702-24-852 E BLOCK UNIT ESCAPE STAIR PLAN & SECTIONS REV B, 6702-24-853 HANOVER BUILDING UNIT ENTRANCE PLAN, SECTION & ELEVATION REV A and 6702-24-854 E BLOCK ENTRANCE RAMP PLAN & SECTIONS REV B;

(e) 6702-35-828 GENERAL ARRANGEMENT BASEMENT FLOOR REFLECTED CEILING PLAN PROPOSED, 6702-35-829 GENERAL ARRANGEMENT LOWER GROUND FLOOR REFLECTED CEILING PLAN PROPOSED and 6702-35-830 GENERAL ARRANGEMENT GROUND FLOOR REFELCTED CEILING PLAN PROPOSED;

(f) 6702-20-835 PROPOSED SECTIONS AA AND BB REV A and 6792-22-862 PARTITIONS ABUTMENTS DETAILS SHEET 2 REV A;

(g) 1301.10.01 GROUND FLOOR GENERAL ARRANGEMENT UNIT 4 REV G, 1301.10.02 GROUND FLOOR POWER AND SERVICES UNIT 4 REV D, 1301.10.03 GROUND FLOOR FLOORING LAYOUT UNIT 4 REV D, 1301.10.04 GROUND FLOOR RCP UNIT 4 REV C, 1301.20.01 BASEMENT GENERAL ARRAGEMENT UNIT 4 REV F, 1301.20.02 BASEMENT POWER AND SERVICIES UNIT 4 REV F,1301.20.03 BASEMENT FLOORING LAYOUT UNIT 4 REV D and 1301.30.01 GLASS WALL ELEVATIONS UNIT 4 REV A;

(h) 2167-B-4001-T1 BASEMENT LEVEL MECHANICAL SERVICES, 2167-GF-4001-T1, GROUND FLOOR LEVEL MECHANICAL SERVICES and 2167-SB-4001-T2 SUB-BASEMENT(LOWER GROUND) MECHANICAL SERVICES;

(i) 6702-AREAS SCHEDULE-REV 0;

(j) Hanover Retail NOMA Materials Tracker;

(k) Materials Source Fixtures and Fittings Schedule 21.10.2020 and Material Source Ltd - Manchester Studio Materials Schedule 21-10-21;

(l) Tenant Fit Out Guide, Hanover (Retail), NOMA, Manchester by Russels December 2020;

(m) Refuse arrangements for Class E(c)(i) Financial services; E(c)(ii) Professional services (other than health or medical services); E(c)(iii) Other appropriate services in a commercial, business or service locality; E(g)(i) Offices to carry out any operational or administrative functions; E(g)(ii) Research and development of products or processes; and E(g)(iii) Industrial processes that can be carried out in any residential area without detriment to amenity as set out within the Waste Management Strategy by Curtins Ref: 77783-CUR-00-XX-RP-TP-001 Revision: V02 Issue Date: 11 December 2020;

(n) Hanover House & E Block NOMA Manchester Conservation Strategy by SLHA Dec 2020 (including Provision of Samples and Fire Protection measures);

(o) Hanover Retail Listed Building Structural Report Curtins Ref: 077487-CUR-00-XX-RP-S-00001 Revision: P03 Issue Date: 22 January 2021 (Units 3 and 4 only);

(p) CWC Ventilation Strategy Statement December 2020 6702-MATERIAL TRACKER REV A;

(q) DESIGN AND ACCESS STATEMENT REV C by Sheppard Robson Feb 2021 including Indicative Signage Strategy section 4.1;

(r)HANOVER BUILDING, RETAIL UNIT 4 - MANCHESTER, FIRE STRATEGY By JGA dated 22nd February 2021;

(s)CRIME IMPACT STATEMENT PREPARED BY GREATER MANCHESTER POLICE Version A 08-12-20;

(t)HERITAGE STATEMENT PREPARED BY STEPHEN LEVRANT HERITAGE ARCHITECTURE - REV 1 21-02-21;

(u) STRUCTURAL LISTED BUILDING REPORT BY CURTINS (Note: only for units 3 and 4);

(v) CONSERVATION METHODOLOGY TRACKER BY DELOITTE REAL ESTATE;

(y) HANOVER RETAIL HERITAGE PROTECTION STRATEGY BY RUSSELLS WBHO

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EC1, CC9, CC10, EN3, EN15, EN16, EN17, EN19, T2, SP1 and DM1 of the Core Strategy, saved policies DC18.1, DC19.1 and DC26 and Sections 12 and 16 of the National Planning Policy Framework.

3) Notwithstanding the details approve within condition 2 before any works in relation to each of the following items commence the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Final details of the appearance and installation of the window grilles (including material samples);

(b) Final details of the appearance and installation of the gates to the junction of Balloon Street and Corporation Street and Hanover Street and Corporation Street(including material samples);

(c) Final location and details of staircases between the ground floor and basement and associated openings (units 1 and 2);

(d) Final details design of louvres within low level windows to Corporation Street;

(e) A shadow gap detail for the abutment of any partitions within existing original exposed fabric;and

(f)Final details of the subdivision and framing of the louvres within existing window openings to (a) Federation Street,(b) Hanover Street and (c) Balloon Street.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Before the fit out of any Class E restaurants/cafes, Sui Generis drinking establishment or indoor sport/ recreation or fitness use within units 1 to 4 hereby approved commences, details of how the unit shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. For the avoidance of doubt this approval is on the basis that only background music levels will be allowed in the units and that no live or amplified music will be played.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

The approved noise insulation scheme shall be completed before each of the approved uses commence.

Prior to occupation of each units for the above uses a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the office accommodation above arising directly from the proposed development shall be submitted and agreed in writing by the

City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26 and in the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Prior to occupation of each of units 1-4 a scheme for the acoustic insulation of any plant or externally mounted ancillary equipment to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location 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 equipment.

The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.The approved scheme shall remain operational thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26

6) Before use of each of units 1-4 commences details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

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 Core Strategy.

7) Final details of the method of extraction of any fumes, vapours and odours from each of units 1-4 where cooking facilities are required shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

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

8) In the event that any of the commercial units, as indicated on drawing are occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

These details are as follows:

Management of patrons and control of any external areas. For the avoidance of doubt this shall include:

*An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

*Details of a Dispersal Procedure

* Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

9) 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. shall be confined to 10:00 to 18:00

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 Core Strategy.

10) Units 1-4 shall not be occupied for any use other than Class E(c)(i) Financial services; E(c)(ii) Professional services (other than health or medical services); E(c)(iii) Other appropriate services in a commercial, business or service locality; E(g)(i) Offices to carry out any operational or administrative functions; E(g)(ii) Research and development of products or processes; and E(g)(iii) Industrial processes that can be carried out in any residential area without detriment to amenity until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

11) Prior to occupation of any of units 1-4 final details of the signage strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter associated with any signage required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

12) The development shall be carried out in accordance with sections 3,,4,5,6 and 7 the Crime Impact Statement Version A dated 08-12-20. The development shall only be carried out in accordance with these approved details. Each unit 1-4 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.

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

13) Notwithstanding the details as shown in condition 2, final agreement of the extent of the louvres within the existing openings on Corporation Street, Hanover Street, Balloon Street and Federation Street (outside of the demise of Unit 4) shall be agreed in writing prior to occupation of each of units 1,2, and 3. The provision shall be based on a demonstrable need for the levels as shown in the approved drawings supported by the final details of any M&E requirements.

Reason

To ensure that the level of intervention in the existing historic fabric is limited to the minimum requirements of the particular use of each unit and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

14) A methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority prior to the erection of such scaffolding. No development shall commence unless and until the above details have been agreed.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

15) Notwithstanding the details within condition 2 and:

*The Hanover House & E Block ,NOMA Manchester Conservation Strategy by SLHA December 2020 (units 1-4);

* Methodology for the formation of new doorway openings to corner of Corporation / Hanover street, Hanover Building by Russells dated 21-02-21; and
* Methodology of Works -Hanover House Openings Rev B by Stone Central (units 1 and 2);

(a) Final details or repair methodology, technique and specifications (including where appropriate specification and method statement) for each unit shall be agreed with MCC as part of the Conservation Methodology Tracker prior to any works in the relevant items within sections 3 and 4 of the Strategy commencing; and

(b) For Units 1 and 2 final details of the methodology, technique and specifications (including where appropriate specification and method statement) for the entrance and thresholds to each unit as set out in the Methodology for the formation of new doorway openings to corner of Corporation / Hanover street, Hanover Building by Russells dated 21-02-21 and Methodology of Works -Hanover House Openings Rev B by Stone Central shall be agreed with MCC prior to any works in the relevant items the Methodologies commencing;

All of the above shall implemented in accordance with the Methodology Tracker and final agreed Methodologies (Hanover) and shall be submitted to the City Council and agreed in writing prior to occupation.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

16) Notwithstanding the details in condition 2, prior to occupation of each of the following areas of the building units 1,2 and 3 a final Tenant Fit Out Guide shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this does not supersede the need for an application for listed building consent for any alterations to existing building fabric or the subdivision of spaces within those units.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

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.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

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

Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour. Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase.

All window openings to be removed as part of the proposed works are to be retained and stored to provide replacement glazing for any future repairs to the building if required

Date: 26 February 2021

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 of 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 2021 until 31st December 2022