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

CIP Property (AIPT) Ltd
C/o Agent

Agent (if used)

Mr John Cooper
Deloitte
2 Hardman Street
Spinningfields
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: Application for changes of use and associated refurbishment and reconfiguration of the Corn Exchange to incorporate retailing and leisure proposals within the following use classes: use A1 at the lower ground floor, A1 and A3 at the upper ground floor and A3 at the first floor - together with new shopfronts and associated access points into the Corn Exchange, reconfigured entrances, glazed extensions at the ground floor to the Fennel Street elevations, public realm / landscaping works to the surrounding street and spaces on all three sides of the building, highways and servicing arrangements, introduction of new canopies to the upper ground floor units of Hanging Ditch and Cathedral Street, external seating areas for use associated with the proposed restaurants (class A3), and associated works.

Location: The Corn Exchange , 37 Hanging Ditch, Manchester, M4 3TR

Date of application: 1 August 2013

Application number: 103221/FO/2013/C1

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 31 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. Officers held extensive pre-application discussions with the applicant to establish the in-principle acceptability of the proposed development. Officers also advised the applicants about the level of information that would need to be submitted with the application to overcome any concerns in relation to potential impacts on amenity, the environment and highway safety, and issues relating to these aspects of the scheme are detailed in this report. Officers also worked with the applicant during the planning application process to deal with comments raised by consultees.

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, date stamped 1st August 2013 by City Council, as local planning authority:

Design and Access Statement Plans:

B1_00_0000	1:1250	A3	Planning Application Red Line Boundary Plan
B1_00_0001	1:1250	A3	Listed Building Application Red Line Boundary Plan
B1_00_0200	1:500	A1	Proposed Site Plan
B1_00_1000	1:500	A1	Existing Site Plan
B1_02_1998	1:200	A1	Existing Sub Basement Layout Plan
B1_02_1999	1:200	A1	Existing Lower Ground Floor Layout Plan
B1_02_2000	1:200	A1	Existing Upper Ground Floor Layout Plan
B1_02_2001	1:200	A1	Existing First Floor Layout Plan
B1_02_2002	1:200	A1	Existing Second Floor Layout Plan
B1_02_2003	1:200	A1	Existing Third Floor Layout Plan
B1_02_2004	1:200	A1	Existing Forth Floor Layout Plan
B1_02_2005	1:200	A1	Existing Fifth Floor Layout Plan
B1_02_2006	1:200	A1	Roof Layout Plan - Existing Plan
B1_02_2099	1:200	A1	Demolition/Strip Out - Lower Ground Floor Layout
B1_02_2100	1:200	A1	Demolition/Strip Out - Ground Floor Layout Plan
B1_02_2101	1:200	A1	Demolition/Strip Out - First Floor Layout Plan
B1_02_2102	1:200	A1	Demolition/ Strip Second Floor Layout Plan
B1_02_2103	1:200	A1	Demolition/ Strip Third Floor Layout Plan
B1_02_2104	1:200	A1	Demolition/ Strip Fourth Floor Layout Plan
B1_02_2105	1:200	A1	Demolition/ Strip Fifth Floor Layout Plan
B1_02_2106	1:200	A1	Demolition/ Strip Roof Layout Plan
B1_02_2199	1:200	A1	Proposed Lower Ground Floor Layout Plan
B1_02_2200	1:200	A1	Proposed Upper Ground Floor Layout Plan
B1_02_2201	1:200	A1	Proposed First Ground Floor Layout Plan
B1_02_2202	1:200	A1	Proposed Second Floor Layout Plan
B1_02_2203	1:200	A1	Proposed Third Floor Layout Plan
B1_02_2204	1:200	A1	Proposed Fourth Floor Layout Plan
B1_02_2205	1:200	A1	Proposed Fifth Floor Layout Plan
B1_02_2206	1:200	A1	Proposed Roof Layout Plan
B1_04_2001	1:200	A1	Existing Exchange Square Elevation
B1_04_2002	1:200	A1	Existing Fennel Street Elevation
B1_04_2003	1:200	A1	Existing Cathedral Street Elevation
B1_04_2004	1:125	A1	Existing External Atrium Elevations
B1_04_2101	1:200	A1	Demolition/Strip Out Exchange Square Elevation
B1_04_2102	1:200	A1	Demolition/Strip Out Fennel Street Elevation
B1_04_2103	1:200	A1	Demolition/Strip Out Cathedral Street Elevation

B1_04_2104	1:125	A1	Demolition/Strip Out External Atrium Elevations
B1_04_2201	1:200	A1	Proposed Exchange Square Elevation
B1_04_2202	1:200	A1	Proposed Fennel Street Elevation
B1_04_2203	1:200	A1	Proposed Cathedral Street Elevations
B1_04_2204	1:125	A1	Proposed External Atrium Elevations
B1_04_3101	1:100	A3	Internal Atrium Elevation 01
B1_04_3102	1:50	A1	Internal Atrium Elevation 02
B1_04_3103	1:100	A3	Internal Atrium Elevation 03
B1_04_3203	1:50	A1	Proposed Entrance - Exchange Square
B1_04_3207	1:50	A1	Glazed Extension 1 - Fennel Street
B1_04_3208	1:50	A1	Proposed Entrance - Fennel Street
B1_04_3209	1:100	A3	Fennel Street - Glazed Extension 2
B1_04_3301	1:25	A1	Typical Internal Column Details
B1_05_001	1:100	A1	Section A-A Existing
B1_05_002	1:100	A1	Section B-B Existing
B1_05_003	1:100	A1	Section C-C Existing
B1_05_101	1:250	A1	Context Section DD
B1_05_102	1:250	A1	Context Section BC
B1_28_3200	1:500	A3	Tenant Design Guide - Shopfront Types
B1_28_3202	1:100	A3	Tenant Design Guide - Type 2 Shopfront
B1_05_001_SK01	1:100	A1	Change in Floor Level and Proposed Voids
B1_05_002_SK01	1:100	A1	Change in Floor Level and Proposed Voids

Landscaping Plans:

103730 406 202	Hanging Ditch Section
103730 406 201	Fennel Street Section
103730 406 200	Cathedral Street Section
103730 406 021	External Seating Zones
103730 406 011	Fennel Street Landscaping Plan
103730 406 010	Cathedral Street Landscaping Plan
103730 406 009	Landscaping General Arrangement Plan

Lighting Plan:

1601711-HL-XX0LS-DR-Y-630-0002-P1 Public Realm External Lighting Layout Hanging Ditch and Fennel Street

Ventilation Plans:

BSXX (57) 3301	C	Riser 3, Plant Layout (2nd, 3rd, 4th)
BSXX (57) 3201	A	Riser 2, Plant Layout (3rd, 4th)
BSXX (57) 3101	B	Riser 1, Plant Layout (2nd, 3rd, 4th)
BS04 (57) 1101	A	Riser 1, 4 and C Ductwork Layout 4th Floor
BS02 (57) 1301	B	Riser 3, A and B Ductwork Layout 2nd Floor
BS02 (57) 1201	B	Riser 2, D and E Ductwork Layout 2nd Floor
BS02 (57) 1101	B	Riser 1, 4 and C Ductwork Layout 2nd Floor
BS-1 (57) 1001	A	Ductwork Layout Basement Level
BS-1 (50) 1001	A	Incoming Utilities Basement Level

BS-1 (57) 1001 B	Ductwork Layout First Floor
BS00 (57) 1001 B	Ductwork Layout Ground Floor

Other Documents:

Acoustic Assessment (Sol Acoustics)
Ventilation Strategy (Cundall Johnson)
Landscaping Strategy (Landscape Projects)
Design and Access Statement incorporating Tenant Design Guide (5 Plus Architects)
Computer Generated Images (5 Plus Architects)
Heritage Statement (Heritage Architecture)
Transport Statement (Waterman Boreham Group)
Servicing Strategy (Waterman Boreham Group)
Lighting Strategy (Hoare Lea)
Crime Impact Statement (Greater Manchester Police)
Ground Conditions and Contamination Assessment (Buro Happold)
Structural Survey (Buro Happold)
Archaeology Letter from the Greater Manchester Archaeology Advisory Service
Waste Management Strategy (Corn Exchange and 5 Plus Architects)
Construction Management and Phasing (Spring & Co)
Statement of Community Consultation (Deloitte LLP)
Supporting Statement (Deloitte LLP)
Energy Statement for Glass Extensions (Cundall Johnson)

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policy DM1 (Development Management) of the Core Strategy.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details have been submitted to and approved in writing by the City Council as local planning authority.

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 Core Strategy.

4) No development shall commence unless and until samples and specifications of all hard and soft landscape materials, together with a layout plan identifying the location of the materials have been submitted to and approved in writing by the City Council as local planning authority.

The development shall be constructed only using the approved materials. The approved scheme shall be implemented not later than 12 months from the date the building is first occupied

Reason - To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.

5) Before the development hereby approved is completed, a paving and surfacing strategy for the public footpaths, vehicular crossings, and vehicular carriageways around the site shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully

completed before that relevant phase of the development hereby approved is first occupied.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant to the Guide to Development and policy DM1 of the Core Strategy.

6) The development hereby approved shall not commence unless and until a Construction Management Plan, including a Site Waste Management Plan, Air Quality Plan and a plan layout showing areas of public highway agreed with the Highway Authority for use in association with the development during construction, has been submitted to and approved in writing by the City Council as local planning authority. The strategy shall include details on the timing of construction of scaffolding, the lighting and operation of cranes during construction, and a Human Impact Management Plan.

Reason - To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

7) Before any commercial unit is first brought in to use, full details of a shop front and signage design strategy shall be submitted to and approved in writing by the City Council as local planning authority. Any works approved in compliance with this condition shall be fully implemented before any of the commercial ground floor uses are brought in to use.

Reason - To protect the visual amenity of the area and to ensure the development is carried out in a satisfactory manner pursuant to policy DM1 of the Core Strategy and Guide to Development 2 (SPG).

8) No ground level commercial unit shall be brought in to use, unless and until details of the proposed opening hours for the unit(s) has been submitted to and approved in writing by the City Council as local planning authority. The unit(s) shall be not be operated outside the hours approved in discharge of this condition.

Reason - In order that the local planning authority can action the objectives both of protecting the amenity of local residents and ensuring a variety of uses at street level in the area, pursuant to policies DC26.1 and DC26.5 of the Unitary Development Plan for the City of Manchester.

9) Use of the development for the ground floor retail (Class A1 and/or A3) uses shall not commence unless and until a servicing strategy, for each unit including a schedule of loading and unloading locations and times, has been submitted to and agreed in writing by the City Council as local planning authority. Servicing shall thereafter take place in accordance with the approved strategy.

Reason - In the interests of public and highway safety and the protection of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy

10) No development shall take place, unless and until further detailed design options for the glazed extensions facing Fennell Street have been submitted to, and considered by, the City Council, as local planning authority, and the glazed extensions shall not be erected prior to a written response confirming approval has been received by the applicant.

Reason - To ensure that the details of the appearance of the building are acceptable, in relation to the context of the listed building and the Conservation Area within which the building is located, pursuant to Policy DM 1 (Development Management) of the Manchester Core Strategy and saved UDP policies 18.1 (Conservation Areas) and 19.1 (Listed Buildings)

11) No development shall take place, unless and until further detailed design options for the proposed internal balconies have been submitted to, and considered by, the City Council, as local planning authority, and the balconies shall not be erected prior to a written response confirming approval has been received by the applicant.

Reason. To ensure that the details of the appearance of the building are acceptable, in relation to the context of the listed building, pursuant to Policy DM 1 (Development Management) of the Manchester Core Strategy and saved UDP policy 19.1 (Listed Buildings)

12) No development shall take place, unless and until a colour scheme for all internal areas has been submitted to, and approved by, the City Council, as local planning authority, and thereafter, the internal areas of colour shall be maintained to the satisfaction of the local planning authority.

Reason - To ensure that the details of the appearance of the building are acceptable, in relation to the context of the listed building, pursuant to Policy DM 1 (Development Management) of the Manchester Core Strategy and saved UDP policy 19.1 (Listed Buildings)

13) No development shall take place unless and until a Tennant Management Strategy has been submitted to, and approved in writing by, the City Council, as local planning authority. The Tennant Management Strategy shall include details of maintenance, security, energy management, Janitorial services, common parts cleaning, administration, exterior services, tenant fit out approvals and Landlord Consent, asset management, site rules, fit out guides and building policies in relation to waste disposal, storage and deliveries.

Reason - To ensure the development is managed in interests of the general amenities of the area, pursuant to policies SP1 and DM1 of the Core Strategy.

14) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

A1 Monday to Saturday: 09.00 to 21.00
Sunday and Bank Holidays: 11.00 to 17.00
A3 Monday to Saturday: 08.00 to 00.00
Sunday and Bank Holidays: 08.00 to 00.00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 (Development Management) of the Core Strategy.

15) The use of all external areas within the application site shall be carried out in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority, and shall not allow for the use of amplified sound or any music in these external areas at any time. Outdoor seating

areas shall not be used after 11pm, and thereafter, all furniture shall be removed and stored indoors.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policy DM1 (Development Management) of the Core Strategy.

16) Before development commences or within a timescale as otherwise agreed in writing by the City Council details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development 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 secure 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.

17) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

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, pursuant to policies DM1 and EN18 of the Core Strategy.

18) The development hereby approved shall not commence unless and until a servicing strategy, including a schedule of loading and unloading locations and times, to be agreed, has been submitted to and agreed in writing by the City Council as local planning authority. Servicing shall thereafter take place in accordance with the approved strategy.

Reason - In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy

19) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

20) The details of an emergency telephone contact number for shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with policies SP1 and DM1 of the Core Strategy.

21) Deliveries, servicing and collections, including waste collections, shall not take place outside a schedule of hours, to be submitted to, and approved in writing by, the City Council, as local planning authority.

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.

22) Before development commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

23) Externally mounted ancillary plant, equipment and servicing shall be acoustically treated in accordance with a scheme designed so as to achieve a noise level of 5dB below the existing background (LA90) in each octave band at the nearest noise sensitive location. This should be in accordance with a scheme 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.

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 policy DM1 (Development Management) of the Core Strategy.

24) The premises 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. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority. The maximum allowable external noise levels due to cumulative amplified sound or music from commercial units shall be set at a range of no less than 5dB and no more than 10 dB lower than the prevailing background noise level in each octave band.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.

25) No externally mounted telecommunications equipment shall be mounted on any part of the building, including the roof, unless otherwise agreed in writing by the City Council as local planning authority.

Reason: In the interest of visual amenity and pursuant to policy DC18.1 of the Unitary Development Plan for the City of Manchester

26) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) the units fronting or partially fronting Cathedral Street, Fennel Street and Hanging Ditch/Exchange Square, shall not be used for activities falling within use classes A4 and/or A5 and/or nightclubs (Sui generis) (or such other uses classes as may replace or supersede them from time to time).

Reason: In the interests of amenities of the area and neighbouring properties, pursuant to saved policy DC10.1 of the Unitary Development Plan and policies DM1 and SP1 of the Core Strategy.

27) No development shall take place unless and until a detailed Ecology Report, including reference to protected species, has been submitted to the City Council as local planning authority, and all recommendations approved by the City Council as local planning authority shall be carried out prior to the commencement of development.

Reason - In order to ensure that the details of the development do not adversely affect the natural wildlife and ecology of the area, pursuant to Manchester Core Strategy policies DM1 (Development Management) and EN 15 (Biodiversity and Geological Conservation).

28) The Development hereby approved shall not be opened to the public unless and until an Operational Management Plan for the lower ground, upper ground or first floor Corn Exchange units either fronting or partially fronting onto Cathedral Street, Fennell Street and Hanging Ditch/Echange Square, has been submitted to and approved in writing by the City Council, as local planning authority. The Operational Management Plan shall include details of (although not restricted to) noise control and monitoring, security, servicing, waste/refuse and other operational management issues, and may be updated or amended from time to time, with the written consent of the City Council, as local planning authority..

Reason: In the interests of amenities of the area and neighbouring properties, pursuant to policies DM1 and SP1 of the Core Strategy.

Informatives

This permission does not grant approval under Building Regulations.

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.

Date: 25 October 2013

Signed: 

Julie Roscoe
Head 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, he may appeal to the First 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 Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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

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 First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he 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 First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A – Standing Advice Regarding Coalfield Area

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of 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 Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com