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 of £97 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

Vita (Manchester) Ltd
C/o Agent

Agent (if used)

Mr Jay Patel
Drivers Jonas Deloitte
2 Hardman Street
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: Erection of 11 storey building with plant room and lift over-run at roof level comprising 279 serviced apartments (Sui Generis) above ancillary areas (reception, gymnasium, lounge and meeting areas), Class A1 (shop) or Class A3 (restaurant and cafe) or Class A4 (Drinking Establishment) Use and associated landscaping and cycle parking facilities.

Location: Plot 4, 1 First Street, Manchester, M15 4FN

Date of application: 17 December 2012

Application number: 101194/FO/2012/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.

Reason(s) for decision

On the basis that the proposal is in accordance with Sections 1 (Building a strong and competitive economy), 2 (Ensuring the Vitality of Town Centres), 4 (Promoting

Sustainable Transport), 6 (Delivering a Wide Choice of High Quality Homes), 7 (Requiring Good Design), 8 (Promoting healthy communities),10 (Meeting the challenge of climate change, flooding and coastal change) and 12 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework, Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Core Strategy policies SP1(Spatial Principles), EC1 (Land for Employment and Economic Development), CC1 (Primary Economic Development Focus (City Centre and Fringe)), CC3 (Housing), CC5 (Transport), CC6 (City Centre High Density Development),CC7 (Mixed Use Development), CC8 (Change and Renewal), CC9 (Design and Heritage), CC10 (A Place of Everyone), H1 (Overall Housing Provision), H12 (Purpose Built Student Accommodation), T1 (Sustainable Transport), T2 (Accessible Areas of Opportunity and Need), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development), EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies), EN 8 Green Infrastructure, EN 9 (Adaptation to Climate Change), EN14 (Flood Risk Policy), EN 16 (Air Quality), EN 17 (Water Quality), EN 18 (Contaminated Land and Ground Stability), Policy EN19 (Waste) and DM1 (Development Management) and saved UDP policies DC19.1 (Listed Buildings) ,DC20 (Archaeology) and DC26 (Development and Noise) in that the development would encourage regeneration within the Regional Centre, would be consistent with the regeneration objectives for First Street and would along with other developments to be delivered within First Street North have a catalytic effect in terms of realising the vision for a major new mixed use City Centre quarter at First Street including the delivery of the broader First Street office-led scheme, would aid in the creation of a 'sense of place' at this quarter, would develop a key site within the city centre in a highly accessible location in close proximity to Oxford Road and Deansgate Stations, the Manchester Central tram stop and Oxford Road Corridor, would add apartments to Manchester's housing stock which would be of a standard and quality currently unavailable to post graduate and international students within the City, thereby widening the choice of types of accommodation on offer to students, would provide new housing of a type considered suitable for the City Centre within a high density development, would on balance be consistent with policy for Purpose Built Student Accommodation would have a high quality of design appropriate to the City Centre context and character which would make good use of the site in terms of efficient use of space and enhancement of the sense of place within the wider area, would in design terms respond positively at street level and provide useable and accessible open space which would result in improvements to the City's permeability, would facilitate social interaction and help to create a healthy, inclusive community by incorporating a mix of uses and high quality public space, would be in a highly sustainable location and would aim to secure a BREEAM very good accreditation, would not have an adverse impact on the character or appearance of adjacent listed buildings, would be consistent with the Manchester City Centre Strategic Plan and the First Street Regeneration Frameworks having regard to the character, issues and strategy for this regeneration area, would through the delivery of unique, luxury serviced accommodation would provide high quality city centre living and as part of the delivery of First Street North, would contribute to creating a well designed place that would both enhance and create character, would reuse previously developed land and reduce the need to travel, would support the City's economic performance and by developing a site on the fringe of the City Centre, spread the benefits of growth across the City, would create a number of new jobs during the construction phase along with permanent employment from the ground floor use(s) which would in turn contribute to economic growth, would be in an appropriate location for this type of residential accommodation, would improve pedestrian safety, would improve the adjacent public realm and due to its location contribute to improving air quality by being accessible by a variety of modes of transport, would enhance its linkages with surrounding areas, would

reduce CO2 emissions, would minimise flood risk, would promote new planting and enhance green links within the urban area, would minimise emissions from traffic generated by the development, would not have an adverse impact on water quality, would minimise surface water run-off and groundwater contamination, would be consistent with the principles of waste hierarchy, would not have an adverse impact on amenity including privacy, light, noise, vibration, air quality and road safety and traffic generation; would be fully accessible, would increase natural surveillance which in turn would reduce opportunities for crime and disorder related issues and would allow investigations that would give an understanding of any archaeological heritage assets on the site

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) 05164 MP 00 1000 Rev A, 1001 Rev A, 1003;

(b) 05164 P4 02 2200 Rev B, 220M Rev A, 2201 Rev A, 2202 Rev A, 2211 Rev A, 2212 Rev A;

(c) 05164 P4 04 2200 Rev A, 2201 Rev A, 2202 Rev A, 2203 Rev A,

(d) 0541 P4 05 1200 Rev A,

(e) (i) Details contained in Jay Patel's e-mail dated 21-01-13 (in relation to highway issues), (ii) Swept Path Analysis for Plot 4 (dwg Genie Z-135/70 platform), cleaning, access and maintenance memo dated 13-11-12 and Jay Patel's e-mail's dated 24-01-13 (in relation to highway issues) (ii) layby details shown on page 13 of the submitted Design and Access Statement, and (iv) servicing access details shown on page 16 of the submitted Design and Access Statement,

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, EC1, CC1, CC3, CC5, CC6, CC7, CC8, CC9, CC10, H1, H12, T1, T2 , EN1, EN3, EN4, EN6, EN8, EN9, EN14, EN16, EN17, EN18, EN19, and DM1 and saved UDP Policies DC19.1 DC20 and DC26.

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

Recommendations contained in Sol Acoustics Environmental Noise Study dated November 2012.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, DM1 and saved UDP Policy DC26.

4) 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 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.

5) 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, and pursuant to policies DM1 and SP1 of the Core Strategy

6) 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).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. (a)The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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 Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

7) The development hereby approved shall not commence unless and until a Construction Management Plan, including a Site Waste Management Plan, Air Quality Plan, final details of necessary mitigation measures in respect of the protection of bat roosts and associated foraging and commuting 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)

8) The details of an emergency telephone contact number shall be displayed in a publicly accessible location on the site and shall remain so displayed for the duration of the construction and fitting out of the development.

Reason: In the interests of local amenity, pursuant policies SP1 and DM1 of the Core Strategy.

9) Before development commences or within a timescale as otherwise agreed in writing by the City Council a scheme for the acoustic insulation of any 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 implemented prior to occupancy and 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

10) Before development commences or within a timescale as otherwise agreed in writing by the City Council, a scheme for the storage (including segregated waste recycling) and disposal of refuse for (a) the serviced apartments; and (b) the ground floor units shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented prior to occupancy or in the case of the ground floor units prior to any new tenancy commencing and shall remain in situ whilst the use or development is in operation.

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

11) Before development commences or within a timescale as otherwise agreed in writing by the City Council, a scheme for the extraction of any fumes, vapours and odours from (a) the serviced apartments; and (b) the ground floor units shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented prior to occupancy or in the case of the ground floor units prior to any new tenancy commencing and shall remain in situ whilst the use or development is in operation.

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

12) Before any new use hereby approved commences, within each of the ground floor units 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.

13) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07:30 to 20:00, Monday to Saturday,
10:00 to 18:00 Sundays and 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 Core Strategy.

14) No part of the site outside of the building associated with the Class A1 (shop) or Class A3 (restaurant and cafe) or Class A4 (Drinking Establishment) Use shall be used other than 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.

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

15) No amplified sound or any music shall be produced or played in any part of the site outside of the building other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been 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.

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 unless otherwise agreed in writing.

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

17) Before first occupation of any part of the development, a Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site¿s Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy

18) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before the building hereby approved is first occupied or within a timescale to be agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development pursuant to the principles contained in the Guide to Development in Manchester 2 and policies SP1, DM1 and EN8 of the Core Strategy

19) Before development commences or within a timescale as otherwise agreed in writing by the City Council final details of the proposed landscaping scheme (including details of the proposed materials) shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. 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, unless otherwise agree in writing by the City Council as local planning authority.

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 EN1, EN9, EN15 and SP1 of the Core Strategy.

20) Before development commences or within a timescale as otherwise agreed in writing by the City Council, the following details shall be submitted and approved in writing by the City Council as Local Planning Authority:

(i) Confirmation of the measures that will ensure that no surface from this development is to be discharged either directly or indirectly to the combined sewer network; and

(ii) Confirmation that the site would be drained on a separate system, with only foul drainage connected into the foul sewer.

Reason: In the interests of protecting adjacent watercourses, and sewer networks pursuant to Section's 10 and 11 of the National Planning Policy Framework and pursuant to policies EN15 and SP1 of the Core Strategy.

21) Before development commences details of the mitigation measures that would be put in place to mitigate potential impacts on bat roosting, foraging and commuting within the River Medlock Corridor shall be submitted to and approved in writing by the City Council as Local Planning Authority:

Reason - In the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 11 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP1.

22) Before development commences or within a timescale to be agreed in writing by the local planning authority details of the the following shall be submitted to and approved by the City Council as local planning authority:

1. Provision of canopies over the retail entrances; and

2. Appropriate planting in the avenue between No1 FS and Plot 4.

Reason - In interests of the amenity of pedestrians using the areas adjacent to the development pursuant to policies SP1 and DM1 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.

Construction

1) Construction hours
Manchester City Council guidelines state that construction work should normally take place only between the following hours:

Monday - Friday*: 7.30 - 18.00
Saturday*: 8.30 - 14.00
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 once the development is completed

2) Construction Works
If the development is to involve noisy construction works for a prolonged period the applicant is requested to contact Environmental Health (Public Protection Team) to discuss the nature of the construction phase. The reasoning behind this is to establish a site contact and discuss appropriate working times etc.
Contact: Manchester City Council, Environmental Health, Hammerstone Road, Gorton, Manchester, M18 8EQ Tel: 0161 234 5004, email: EnvHealth@manchester.gov.uk

Licensing
The applicant should be aware that under the Licensing Act 2003 the carrying on of a licensable activity (this includes the provision of late night refreshment between 23.00 - 05.00, supply of alcohol, music, dancing, plays, films and indoor sporting events) on or from premises requires a premises licence from Manchester City Council as Licensing Authority. Information regarding premises licence can be obtained from:
The Licensing Unit, Manchester City Council, Hammerstone Road, Gorton, Manchester, M18 8EQ. Tel: 0161 234 5004 or e-mail: premises.licensing@manchester.gov.uk

Noise
The applicant's attention is drawn to the need to contact Environmental Health (Public Protection Team) where any noise related conditions have been attached to this Planning Approval, in order to discuss specific and technical requirements.
Contact: Manchester City Council, Environmental Health, Hammerstone Road, Gorton, Manchester, M18 8EQ, Tel: 0161 234 5004, E-mail: EnvHealth@manchester.gov.uk

Fumes
Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. 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.

Date: 15 February 2013

Signed: 

Julie Roscoe
Head of Planning
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