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	Agent (if used)
	Mrs Michele Steel
Manchester City Football Club Limited	Drivers Jonas Deloitte
Ethiad Stadium	Unit 2 Hardman Street
Manchester	Manchester
M11 3FF	M3 3HF

Part 1 Particulars of the application/development

Proposal: Application for variation of condition 7 of planning approval reference 097342/OO/2011/N2 to allow for various external elevational alterations to the Arena, Central Training Facility and Facilities Management Building; the increasing of height of the energy centre chimney in association with the re-positioning of the pitches within the Central Training Facility; profile and positioning change to the Arena roof; the positioning of a permanent gas meter room/outside broadcaster generator structure; and amendments to the outdoor training facilities, landscaping, grounds maintenance yard, vehicular site entrances and car parking layout.

Location: Land Bounded By Ashton New Road, Score Street, Ashton Canal, Clayton Lane, Wilson Street And Alan Turing Way, Openshaw , Manchester

Date of application: 26 April 2013

Application number: 100388/JO/2012/N2

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval

Reason(s) for decision

Approve on the basis that the proposed amendments are considered to be acceptable and not give rise to unacceptable impacts on residential amenity, highway safety or the visual character of the area that the application site is located and therefore accords with policies EC5,EC5 and DM1 of the Core Strategy and there are no other material reasons to indicate otherwise.

Condition(s) attached to this decision

1) a) Applications for approval of reserved matters for the development of Zone 2 as identified on drawing reference A030.06.PL Rev A `Development Zone Plan', date stamped as received by the local planning authority on the 19th September 2011, must be made not later than the expiration of three years beginning with the date of planning permission being granted for application reference 097342/OO/2011/N2 (that date of permission being 23rd December 2011). The development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved.

b) The development of Zone 1 as identified on drawing reference A030.06.PL Rev A `Development Zone Plan', development must be begun not later than the expiration of three years beginning with the date of planning permission being granted for application reference 097342/OO/2011/N2 (that date of permission being 23rd December 2011).

Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2) Approval of the details of the access, appearance, landscaping, layout, and scale of the building or buildings (hereinafter called "the Reserved Matters") of the development within Zone 2 as identified on drawing reference A030.06.PL Rev A `Development Zone Plan', date stamped as received by the local planning authority on the 19th September 2011, and (where relevant) other matters as are required under condition numbered 3 to 47 inclusive shall be obtained from the local planning authority in writing before any development is commenced.

Plans and particulars of the Reserved Matters shall be submitted in writing to the local planning authority and shall be carried out as approved in writing by the local planning authority.

Reason - To ensure the satisfactory development of the site and because this application is in outline only, and to ensure that the conditions attached to the consent are complied with for each Phase or Part Phase related to the implementation to which they are relevant.

3) Notwithstanding the approved phasing plan prepared by BAM date stamped as received by the local planning authority on the 25th September 2012, within one month of the date of this decision a detailed phasing plan of the development of each Zone hereby approved shall be submitted to and agreed in writing:
by the City Council as local planning authority. The phasing plan shall include:
a) A plan indicating the extent of each phase of development;
b) The scope of development relevant to that phase;
c) The timings and timescales for the implementation of works relevant to that phase;
d) The area of the works relevant to that phase.
The development hereby approved shall be subsequently carried out in accordance with the agreed phasing plan.

Reason - To ensure that the development is undertaken in a satisfactory manner and to ensure that the conditions attached to the consent are complied with for each phase.

4) The development hereby approved within Zone 2 as identified on drawing reference A030.06.PL Rev A 'Development Zone Plan', date stamped as received by the local planning authority on the 19th September 2011 shall not exceed:
- 12,000 square metres (gross internal floorspace) and,
- 3 storeys in height.

Reason - To ensure the development does not exceed the parameters disclosed in the planning application.

5) No development shall take place on phases 10,10a or 11 of the development (as identified on drawing reference NTH1315/HD/094 P8 `Overall Phasing Plan date stamped as received by the local planning authority on the 23rd September 2012) until the remediation measures required for that phase (as defined by the Constraints Removal Strategy approved under planning permission reference 095911/FO/2011/N2) has been completed and a Completion/Verification report has been submitted to and approved in writing by the City Council as local planning authority.

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 policy EN18 and DM1 of the Core Strategy.

6) No development shall take place on a phase of the development (as identified on drawing reference NTH1315/HD/094 P8 `Overall Phasing Plan' date stamped as received by the local planning authority on the 23rd September 2012) until a Remediation Strategy for that phase of development has been submitted to and approved in writing by the City Council as local planning authority. The Remediation Strategy shall include the following:
- A phase specific ground gas risk assessment including recommended mitigation measures; and
- A plan illustrating the capping measures to be employed within the phase.
Where ground gas exclusion and/or landscape capping measures are required by the Remediation Strategy, a Completion/Verification Report stating whether the measures identified in the Remediation Strategy have been completed shall be submitted to and approved in writing by the City Council as local planning authority. The Completion/Verification report shall include results of sampling and monitoring carried out in accordance with the approved Remediation Strategy to demonstrate that the site remediation criteria have been met. If applicable and subject to the remediation methods adopted, it shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the Remediation Strategy, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

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 policies EN18 and DM1 of the Core Strategy.

7) The development hereby approved shall be carried out in accordance with the following drawings and documents.
Drawings:
A030.01.PL Revision A - Site Context Plan
A030.02.PL Revision A - Site Location Plan
A030.04.PL Revision A - EXISTING SITE PLAN
A030.06.PL Revision A - DEVELOPMENT ZONE PLAN
A030.11.PL Revision A - SECURITY ZONE PLAN
A045.05.PL Revision A - SITE COMPONENTS - HV/LV SWITCHGEAR
A080.00.PL Revision A - OVERVIEW - MASTER PLAN
A111.03.A.PL Revision B - OVERALL BUILDING PLAN - ROOF LEVEL - ZONE A
A112.B1.E3 E4.PL Revision A - BUILDING PLAN - BASEMENT LEVEL - ZONE E3 E4
A112.01.A1.PL Revision A - BUILDING PLAN - LEVEL 01 - ZONE A1
A112.01.A2.PL Revision A - BUILDING PLAN - LEVEL 01 - ZONE A2
L130.04 Revision D - LANDSCAPE IRRIGATION PLAN
L130.05 Revision D - LANDSCAPE DRAINAGE PLAN
L130.06 Revision C - LANDSCAPE LEVELS PLAN
L130.07 Revision C - PERIMETER STREET SCENE STRATEGY
L130.08 Revision B - TREE RETENTION AND REMOVAL
L130.09 Revision E - SECURE BOUNDARY STRATEGY
L301.101.A Revision B - OVERALL SECTIONS - ZONE A - NORTHWEST DEVELOPMENT
L301.101.B /D Revision D - OVERALL SECTIONS - ZONE B & D - NORTHWEST DEVELOPMENT
L301.101.F Revision C - OVERALL SECTIONS - ZONE C - CENTRAL TRAINING FACILITY
L301.101.J Revision D - OVERALL SECTIONS - ZONE J - FIRST TEAM PLAYERS ENTRANCE
L301.102.A Revision B - CONCRETE EDGINGS PLAN - ZONE A - NORTHWEST DEVELOPMENT
L302.101 Revision C - ENLARGED PERIMETER SECTIONS - SHEET 01
L302.102 Revision C - ENLARGED PERIMETER SECTIONS - SHEET 02
L701.102 Revision B - STREET FURNITURE SCHEDULE
L130.101.F Revision C - OVERALL SECTIONS ZONES C and F
00(SK)A082 B - Illustrative Layout Plan
00(SK)A083 C - Parameters Plan
All date stamped as received by the local planning authority on the 19th September 2011.

A030.05.PL Revision B - LAND OWNERSHIP PLAN
A030.07.PL Revision B - PROPOSED SITE PLAN - LAND OWNERSHIP OVERLAID
Date stamped as received by the local planning authority on the 14th October 2011.
A302.101.A3.PL Revision B - ENLARGED SECTIONS - ZONE A - NORTHWEST DEVELOPMENT
A302.101.A2.PL Revision B - ENLARGED SECTIONS - ZONE A - NORTHWEST DEVELOPMENT
A302.101.A1.PL Revision B - ENLARGED SECTIONS - ZONE A - NORTHWEST DEVELOPMENT
All date stamped as received by the local planning authority on the 17th November 2011.

L111.00. F Revision F - OVERALL SOFT LANDSCAPE PLAN - GROUND LEVEL - ZONE F
L111.00.G Revision F - OVERALL SOFT LANDSCAPE PLAN - GROUND LEVEL - ZONE G
L111.00.H Revision F - OVERALL SOFT LANDSCAPE PLAN - GROUND LEVEL - ZONE H
L111.00.J Revison F - OVERALL SOFT LANDSCAPE PLAN - GROUND LEVEL - ZONE J
L111.00.E Revision G - OVERALL SOFT LANDSCAPE PLAN - GROUND LEVEL - ZONE E
L111.00.D Revision F- OVERALL SOFT LANDSCAPE PLAN - GROUND LEVEL - ZONE D
L111.00.C Revision F - OVERALL SOFT LANDSCAPE PLAN - GROUND LEVEL - ZONE C
L111.00.B Revision F - OVERALL SOFT LANDSCAPE PLAN - GROUND LEVEL - ZONE B
L111.00.A Revision G - OVERALL SOFT LANDSCAPE PLAN - GROUND LEVEL - ZONE A
L701.101 Revision D - PLANTING SCHEDULE
L130.02 Revision G - KEY SOFT LANDSCAPE PLAN - GROUND LEVEL
All date stamped as received by the local planning authority on the 7th December 2011.

A080.45.PL Revision B - OVERVIEW - BRIDGE
A810.00.PL Revision B - BRIDGE - GROUND LEVEL PLAN
A810.01.PL Revision B - BRIDGE - LEVEL 01 PLAN
A810.10.PL Revision B - BRIDGE - REFLECTED CEILING PLAN - GROUND LEVEL
A820.00.PL Revision B - BRIDGE - ELEVATIONS
A830.00.PL Revision B - BRIDGE - SECTIONS
A830.05.PL Revision B - BRIDGE - SECTIONS
A850.00.PLRevision B - BRIDGE - DETAILS
All date stamped as received by the local planning authority on the 24th November 2011.

A041.00.B.PL Revision B - SITE PLAN - ZONE B;
A041.00.C.PL Revision B - SITE PLAN - ZONE C;
A041.00.D.PL Revision B - SITE PLAN - ZONE D;
A041.00.E.PL Revision B - SITE PLAN - ZONE E;
A041.00.F.PL Revision B - SITE PLAN - ZONE F ;
A041.00.G.PL Revision B - SITE PLAN - ZONE G;
A041.00.H.PL Revision B - SITE PLAN - ZONE H;
A041.00.J.PL Revision B - SITE PLAN - ZONE J;
A111.00.A.PL Revision B - OVERALL BUILDING PLAN - GROUND LEVEL - ZONE A;
A111.01.A.PL Revision B - OVERALL BUILDING PLAN - LEVEL 01 -ZONE A;
A111.02.A.PL Revision B - OVERALL BUILDING PLAN - LEVEL 02 -ZONE A;
A111.03.E.PL Revision B - OVERALL BUILDING PLAN - ROOF LEVEL - ZONE E;
A112.00.A1.PL Revision B - BUILDING PLAN - GROUND LEVEL - ZONE A1;
A112.00.A2.PL Revision B - BUILDING PLAN - GROUND LEVEL - ZONE A2;
A112.00.A3.PL Revision B - BUILDING PLAN - GROUND LEVEL - ZONE A3;
A112.00.A4.PL Revision B - BUILDING PLAN - GROUND LEVEL - ZONE A4;
A112.00.A5.PL Revision B - BUILDING PLAN - GROUND LEVEL - ZONE A5;
A112.00.A6.PL Revision B - BUILDING PLAN - GROUND LEVEL - ZONE A6;
A112.00.E1.PL Revision B -BUILDING PLAN - GROUND LEVEL - ZONE E1;
A112.00.E2.PL Revision B - BUILDING PLAN - GROUND LEVEL - ZONE E2;

A112.00.E3.PL Revision B - BUILDING PLAN - GROUND LEVEL - ZONE E3;
A112.00.E4.PL Revision B - BUILDING PLAN - GROUND LEVEL - ZONE E4;
A112.00.E6.PL Revision B - BUILDING PLAN - GROUND LEVEL - ZONE E6;
A112.01.A3.PL Revision B - BUILDING PLAN - LEVEL 01 - ZONE A3;
A112.01.A4.PL Revision B - BUILDING PLAN - LEVEL 01 - ZONE A4;
A112.01.E1.PL Revision B- BUILDING PLAN - LEVEL 01 - ZONE E1;
A112.01.E2.PL Revision B- BUILDING PLAN - LEVEL 01 - ZONE E2;
A112.01.E3.PL Revision B- BUILDING PLAN - LEVEL 01 - ZONE E3;
A112.01.E4.PL Revision B BUILDING PLAN - LEVEL 01 - ZONE E4;
A112.01.E6.PL Revision B- BUILDING PLAN - ROOF LEVEL - ZONE E6;
A112.02.A3.PL Revision B- BUILDING PLAN - LEVEL 02 - ZONE A3;
A112.02.A4.PL Revision B- BUILDING PLAN - LEVEL 02 - ZONE A4;
A112.02.A5.PL Revision B- BUILDING PLAN - ROOF LEVEL - ZONE A5;
A112.02.A6.PL Revision B- BUILDING PLAN - ROOF LEVEL - ZONE A6;
A112.02.E1.PL Revision B- BUILDING PLAN - LEVEL 02 - ZONE E1;
A112.02.E2.PL Revision B- BUILDING PLAN - LEVEL 02 - ZONE E2;
A112.02.E3.PL Revision B- BUILDING PLAN - LEVEL 02 - ZONE E3;
A112.02.E4.PL Revision B- BUILDING PLAN - LEVEL 02 - ZONE E4;
A112.02.E6.PL Revision B- BUILDING PLAN - ROOF LEVEL - ZONE E6;
A112.03.E1.PL Revision B- BUILDING PLAN - ROOF LEVEL - ZONE E1;
A112.03.E2.PL Revision B - BUILDING PLAN - ROOF LEVEL - ZONE E2;
A112.03.E3.PL Revision B- BUILDING PLAN - ROOF LEVEL - ZONE E3;
A112.03.E4.PL Revision B -BUILDING PLAN - ROOF LEVEL - ZONE E4;
A201.103.E.PL Revision B - OVERALL ELEVATIONS - ZONE E - CENTRAL TRAINING FACILITY (INTERIOR);
A202.101.E7.E8.PL Revision B - ENLARGED ELEVATIONS - ZONE E6 CENTRAL TRAINING FACILITY TEMPLE;
A202.102.E7.E8.PL Revision B - ENLARGED ELEVATIONS - ZONE E6 CENTRAL TRAINING FACILITY TEMPLE;
A202.103.E7.E8.PL Revision B - ENLARGED ELEVATIONS - ZONE E6 CENTRAL TRAINING FACILITY TEMPLE;
A202.104.E7.E8.PL Revision B - ENLARGED ELEVATIONS - ZONE E6 CENTRAL TRAINING FACILITY TEMPLE;
A202.105.E7.E8.PL Revision B - ENLARGED ELEVATIONS - ZONE E6 CENTRAL TRAINING FACILITY TEMPLE ;
A302.101.E4.PL Revision C - ENLARGED SECTIONS - ZONE E - CENTRAL TRAINING FACILITY;
A302.101.E1.PL Revision C - ENLARGED SECTIONS - ZONE E - CENTRAL TRAINING FACILITY;
A302.101.E3.PL Revision C - ENLARGED SECTIONS - ZONE E - CENTRAL TRAINING FACILITY ;
A302.101.E2.PL Revision C - ENLARGED SECTIONS - ZONE E - CENTRAL TRAINING FACILITY;
A202.102.A6.PL Revision C - ENLARGED ELEVATIONS - ZONE A6 - NORTHWEST DEVELOPMENT - SOUTH STAND;
A202.102.A5.PL Revision C - ENLARGED ELEVATIONS - ZONE A5 - NORTHWEST DEVELOPMENT - NORTH STAND
A202.101.A6.PL Revision C - ENLARGED ELEVATIONS - ZONE A6 - NORTHWEST DEVELOPMENT - SOUTH STAND
A202.101.A5.PL Revision C - ENLARGED ELEVATIONS - ZONE A5 - NORTHWEST DEVELOPMENT - NORTH STAND;
A202.104.E1.E2.PL Revision C - ENLARGED ELEVATIONS - ZONE E1.E2 - CENTRAL TRAINING FACILITY - ACADEMY BUILDING;

A202.103.E3.E4.PL Revision C - ENLARGED ELEVATIONS - ZONE E3.E4 - CENTRAL TRAINING FACILITY - 1ST TEAM;
A202.103.E1.E2.PL Revision C - ENLARGED ELEVATIONS - ZONE E1.E2 - CENTRAL TRAINING FACILITY - ACADEMY BUILDING ;
A202.102.E6.PL Revision C - ENLARGED ELEVATIONS - ZONE E6 - CENTRAL TRAINING FACILITY - ENERGY CENTRE;
A202.102.E3.E4.PL Revision C - ENLARGED ELEVATIONS - ZONE E3.E4 - CENTRAL TRAINING FACILITY;
A202.102.E1.E2 Revision C - ENLARGED ELEVATIONS - ZONE E1.E2 - CENTRAL TRAINING FACILITY - ACADEMY BUILDING;
A202.101.E6.PL Revision C - ENLARGED ELEVATIONS - ZONE E6 - CENTRAL TRAINING FACILITY - ENERGY CENTRE;
A202.101.E3.E4.PL Revision C - ENLARGED ELEVATIONS - ZONE E3.E4 - CENTRAL TRAINING FACILITY - 1ST TEAM;
A202.101.E1.E2.PL Revision C - ENLARGED ELEVATIONS - ZONE E1.E2 - CENTRAL TRAINING FACILITY - ACADEMY BUILDING;
A201.102.E.PL Revision C OVERALL ELEVATIONS - ZONE E - CENTRAL TRAINING FACILITY (INTERIOR);
L302.101.J1.PL Revision C - ENLARGED SECTIONS - ZONE J - GROUNDS MAINTENANCE;
A112.02.J1.PL Revision C- BUILDING PLAN ROOF LEVEL ZONE J1;
A045.51.PL Rev A;
A045.52.PL Rev A;
A045.53.PL Rev A;
A045.43.PL Rev A;
A045.42.PL Rev A;
A045.31.PL Rev A;
A045.32.PL Rev A;
A045.33.PL Rev A;
A045.41.PL Rev A
All date stamped as received by the local planning authority on the 4th September 2012

A040.00.PL Revision D - SITE PLAN - GROUND LEVEL;
A040.04.PL Revision D - SITE PLAN - ROOF LEVEL;
A041.00.A.PL Revision D - SITE PLAN - ZONE A;
A110.00.PL Revision C - KEY PLAN - LEVEL 00;
A110.01.PL Revision C - KEY PLAN - LEVEL 01;
A110.02.PL Revision C - KEY PLAN - LEVEL 02;
A110.03.PL Revision C - KEY PLAN - LEVEL 03;
All date stamped as received by the local planning authority on the 5th November 2012

A112.03.A1.PL Rev C; A112.03.A2.PL Rev C;A112.03.A3PL Rev C;A112.03.A4PL Rev C; A201.101.A.PL Rev D; A201.102.A.PL Rev D; A202.101.A1.A2.PL Rev D;A202.101.A3.A4.PL Rev D;A202.102.A1.A2_PL Rev D; A202.102.A3.A4.PL Rev D; A301.101.A.PL Rev D; A302.101.A1.PL Rev D; A302.101.A2.PL Rev D; A302.101.A3.PL Rev D all date stamped as received by the local planning authority on the 13th February 2013

C050.00 Rev 02 'Site wide cross sections plan'; C350.00 Rev 02 'Site wide cross sections through site sheet 1 of 2'; C350.01 Rev 02 'Site wide cross sections through site sheet 2 of 2'; as received by the local planning authority on the 5th November 2012.

PS301.101 Rev 3 date stamped as received by the local planning authority on the 25th September 2012.

Drainage drawings references D040.10 Rev 02 and D040.00 Rev 02 prepared by Arup.

L405.205 rev 3 `Clayton Lane Wall Proposals date stamped as received by the local planning authority on 17th January 2013.

LT050.00 Rev 0 prepared by BDP `External Lighting Services Plan Site.
L110.00.PC.RevA, L111.00.B.PC. Rev A, L111.00.C.PC. Rev A, L111.00.D.PC. Rev A, L111.00.E.PC. Rev A, L111.00.F.PC. Rev A, L111.00.G.PC. Rev A, L111.00.H.PC. Rev A, L111.00.J.PC. Rev A, L130.01.PC. Rev A, L130.02.PC. Rev A all date stamped as received by the local planning authority on the 25th September 2012.

A111.00.E.PL Revision C - OVERALL BUILDING PLAN - GROUND LEVEL - ZONE E;
A111.01.E.PL Revision C - OVERALL BUILDING PLAN - LEVEL 01 -ZONE E;
A111.02.E.PL Revision C - OVERALL BUILDING PLAN - LEVEL 02 -ZONE E;
A112.00.E5.PL Revision C - BUILDING PLAN - GROUND LEVEL - ZONE E5;
A112.01.E5.PL Revision C - BUILDING PLAN - LEVEL 01 - ZONE E5;
A112.02.E5.PL Revision C- BUILDING PLAN - ROOF LEVEL - ZONE E5;
A112.00.J1.PL Revision D - BUILDING PLAN GROUND LEVEL ZONE J1;
A201.101.E.PL Revision D- OVERALL ELEVATIONS - ZONE E - CENTRAL TRAINING FACILITY;
A201.102.E.PL Revision D - OVERALL ELEVATIONS - ZONE E - CENTRAL TRAINING
A202.101.E5.PL Revision D - ENLARGED ELEVATIONS - ZONE E5 - CENTRAL TRAINING FACILITY - CENTRAL LAUNDRY;
A202.102.E5.PL Revision D - ENLARGED ELEVATIONS CENTRAL TRAINING FACILITY - CENTRAL LAUNDRY;
A301.101.E.PL Revision D - OVERALL SECTIONS - ZONE E - CENTRAL TRAINING FACILITY ;
A202.101.J.PL Revision D - ENLARGED ELEVATIONS-ZONE J - FACILITIES MAINTENANCE BUILDING;
All date stamped as received by the local planning authority on the 26th April 2013.

Documents:
Design and Access Statement, produced by Rafael Vinoly Architects;
Landscape Design Report, produced by Planit;
Landscape Management and Maintenance Report, produced by Planit;
Planning Statement, prepared by Drivers Jonas Deloitte (DJD);
Planning Policy Statement 4: `Planning For Sustainable Economic Growth' Statement, prepared by DJD;
Statement of Community Consultation, prepared by DJD;
Community Access Statement, prepared by Manchester City Football Club;
Local Labour Agreement, prepared by Manchester City Football Club;
Transport Assessment including Car Parking Strategy, prepared by Aecom;
Framework Travel Plan for the MCFA Development, prepared by Aecom;
Framework Travel Plan for the SW Corner site, prepared by Aecom;
Sustainability Statement (Environmental Standards Statement), prepared by BDP;
Economic and Regeneration Assessment, prepared by ekosgen;
Relocation Strategy, prepared by Manchester City Football Club;
Flood Risk Assessment, prepared by Capita;
Crime Impact Statement, prepared by Greater Manchester Police;
Waste Management Strategy, prepared by BDP;
Tree Survey, prepared by WYG;
Arboricultural Implications Assessment, prepared by WYG;
Utilities Statement, prepared by BDP;

Outline Approval In Principle (AIP) for proposed pedestrian bridge, prepared by Capita; Environmental Statement; and, Non-Technical Summary of the Environmental Statement.
All date stamped as received by the local planning authority on the 19th September 2011.

FRA addendum prepared by Arup (ref:REP/226518/001 Issue 28th September 2012) Project Management Plan prepared by BAM (project no. HNW0282) date stamped as received by the local planning authority on the 25th September 2012 and the email to the local planning authority from BAM Construction Limited on the 4th October 2012.

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

8) 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 Policy DM1 of the Core Strategy

9) The details of any necessary off site highways works and/or traffic regulation orders considered to be necessary by the local planning authority shall be approved in writing by the City Council as local planning authority within 6 months of the date of this decision. The development shall not be occupied until the works have been constructed in accordance with the approved details.

Reason - In the interests of highway safety, pursuant to Policy DM1 of the Core Strategy

10) Prior to the first use of the hereby approved development (or any phase thereof) a detailed Travel Plan consistent with the principles set out in the Framework Travel Plan for Proposed MCFA Development date stamped as received by the local planning authority on the 19th September 2011, 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 occupants of the site will adopt to secure the objectives of the Travel Plan Strategy. Additionally, the Travel Plan Strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the Travel Plan Strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted annually (or at such other intervals as may be agreed) in writing to the local planning authority and any measures that are identified to improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented.

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

11) Notwithstanding the approved drawings and documents as set out in condition 7 of this approval, within one month of this decision a Surface Water Drainage Scheme for the site, based on sustainable drainage principles and the Flood Risk Assessment (FRA) prepared by Capita Symonds (Ref SS017978-MCFA-FRA Issue 4 dated 15/09/11) shall be submitted to and approved in writing by the local planning authority. The Surface Water Drainage Scheme shall subsequently be

implemented in accordance with the approved details before the development is completed.
The scheme shall also include:
- details of exceedence event up to a 1 in 100 year including climate change allowance
- details of how the scheme shall be maintained and managed after completion
- full details, plans and technical specifications of any above ground structure that may be required in association with the drainage scheme.

The Surface Water Drainage Scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the Scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason - To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system pursuant to policy EN14 of the Manchester Core Strategy.

12) No building within the development hereby approved shall be occupied until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

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

13) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the drawing numbered L130.08 Rev B date stamped as received by the local planning authority on the 19th September 2011 and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the use or occupation of the phase of development within which the retained tree is located for its permitted use.
(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

14) Within 3 months of the date of this decision full technical details, specifications and light spillage drawings of a scheme for
all external lighting, including lighting: on all buildings, within a building's curtilage, and lighting units within the public realm works; and all security lighting to the outdoor pitches shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented in full before the development becomes operational and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policy DM1 of the Core Strategy.

15) Any externally mounted ancillary equipment shall be acoustically insulated 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.

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.

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

16) The details of an emergency telephone contact number for the site contractor shall be displayed in a publicly accessible location on the site in accordance with the details contained within the letter from BAM Construction Limited dated the 11th September 2012 as received by the local planning authority on the 25th September 2012. The agreed contact details shall be displayed 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 Policy DM1 of the Core Strategy.

17) Notwithstanding the approved Project Management Plan prepared by BAM (project no. HNW0282) and the email to the local planning authority from BAM Construction Limited on the 4th October 2012, within three months of this decision a Construction Management Plan shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the agreed Construction Management Plan. The Plan shall include:
- The routing of construction traffic;
- the identification of the vehicular access points into the site for all construction traffic, staff vehicles and Heavy Goods Vehicles;
- Identify measures to control dust and mud on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned; and the sheeting of vehicles entering and leaving the site during the construction period;
- Specify the working hours for the site;
- The management of on site construction vehicles and plant machinery in order to reduce emissions;
- Identify advisory routes to and from the site for staff and HGVs.
- Dust management and monitoring method statement;
- Noise management and monitoring method statement;
- Management of construction vehicles and plant.

Reason - In the interest of pedestrian and highway safety, and to ensure that the proposed development is not prejudicial or a nuisance to adjacent dwellings, as specified in policy DM1 of the Core Strategy.

18) Deliveries and collections, including waste collections shall not take place outside the following hours:
07:30hrs to 20:00hrs - Monday to Saturday

No deliveries, collections or waste collections Sundays and Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy DM1 of the Core Strategy.

19) Prior to the commencement of development (or part phase thereof) samples and specifications of all materials to be used on all external elevations for that phase, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials.

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 policy DM1 of the Core Strategy.

20) The development (or any phase thereof but excluding the pedestrian bridge), hereby approved shall achieve a post construction Leadership in Energy and Environmental Design (LEED) rating of at least 'Gold'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before each building hereby approved is first occupied or within a timescale to be agreed in writing by the local planning authority.

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

21) The pedestrian bridge across Alan Turing Way/Ashton New Road shall be assessed against CEEQUAL sustainability requirements. The post construction assessment of the pedestrian bridge and supporting certification shall be submitted to and approved in writing by the City Council as local planning authority before the bridge comes into operation.

Reason - In order to minimise the environmental impact of the development by incorporating sustainable construction techniques pursuant to policies EN6 and DM1 of the Core Strategy.

22) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to any part of the site or the buildings hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policy DM1 of the Core Strategy.

23) Prior to the first use of the Arena, a full detailed Events Management Strategy shall be submitted and approved in writing by the Local Planning Authority. The Events Management Strategy shall set out the arrangements for sporting and non-sporting events including:
- a car parking strategy and particulars of the implementation of the strategy, monitoring of its effectiveness and a review mechanism.
- a scheme for the monitoring of any on-street parking resulting from the use of the Arena and including a mechanism for the identification and implementation of any remedial measures that may be agreed as required.
- a strategy for the management and control of vehicles entering and exiting the development prior to, and following events at the Arena and adjacent Etihad Stadium.
- a scheme for the collection, storage and disposal of litter.

The management of the events at the site shall be fully implemented in accordance with the approved Events Management Strategy.

Reason - In order to minimise the peak traffic demand and to ensure the availability of adequate car parks within the area, to ensure that suitable arrangements are in place to facilitate the safe movement of pedestrians and motor vehicles, and to ensure adequate arrangements are in place for the collection of litter and waste following events at the development pursuant to Policies DM1 and T2 of the Core Strategy.

24) Details of the materials and the extent of the resurfacing of the pedestrian footway on the northern side of Wilson Street and Clayton Lane and any necessary reinstatement works to redundant vehicle crossovers around the application site shall be submitted to and approved in writing by the City Council as local planning authority.

The approved works shall be implemented in full before any part of the development is first occupied.

Reason - In the interests of amenity and to ensure that materials used are consistent with the use of these areas as pedestrian routes pursuant to policies T2 and DM1 of the Core Strategy.

25) All tree work carried out during the construction of the development hereby approved should be carried out in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area, pursuant to policies EN9 and EN15 of the Core Strategy.

26) No tree felling or pruning works or vegetation clearance should take place during the optimum period for bird nesting (March to July inclusive) unless nesting birds have been shown to be absent by a suitably qualified person.

Reason - In order to protect wildlife from works that may impact on their habitats, pursuant to policy EN9 of the Core Strategy.

27) Prior to the commencement of development of the Ashton New Road/Alan Turing Way pedestrian footbridge, full technical details, specifications and light spillage drawings of all the lighting proposed to the footbridge hereby approved shall be

submitted to and agreed in writing by the City Council as local planning authority. The details shall also include the lighting required to ensure the safe operation of the adjacent public highways and pedestrian footbridge. The approved scheme shall be implemented in full before the development is first used and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development pursuant to policy DM1 of the Core Strategy.

28) The mast mounted floodlights for Pitch numbers 8 to 14 inclusive as identified on drawing referenceL130.02 Rev G titled 'Key Soft Landscaping Plan Ground Level' date stamped as received by the local planning authority on the 7th December 2011 and the submitted Lighting Strategy 'September 2011' date stamped as received by the City Council as local planning authority on the 19th September 2011 shall be switched off unless the Pitches are in use or they are required to be switched on for the purpose of maintenance.

Reason - To keep the impact of the floodlighting on the amenity of the occupiers of nearby properties to a minimum pursuant to policy DM1 of the Core Strategy.

29) The development (or any phase thereof) hereby approved shall implement the agreed scheme for waste management as contained within the Manchester City Football Academy Waste Management Strategy 'September 2011' document date stamped as received by the local planning authority on the 19th September 2011 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of the amenity and public health of the occupiers of nearby properties in order to comply with Policy DM1 of the Core Strategy.

30) Prior to the first use of development (or any phase thereof) details of a strategy for all signage and advertisements to be displayed on the site shall be submitted to and agreed in writing by the local planning authority.

Reason - In the interests of visual amenity and highway safety pursuant to policy DM1 of the Core Strategy.

31) Within three months of the date of this decision a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and agreed in writing by the local planning authority. The boundary treatment shall be completed before the first use of the development. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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 development is located in order to comply with Policy DM1 of the Core Strategy.

32) The development shall be carried out in accordance with the ecological mitigation measures as recommended within the letter from Keystone Ecology dated 7th September 2012 to BAM construction date stamped as received by the local planning authority on the 25th September 2012.

Reason - In the interest of the ecology of the site and the adjacent Ashton Canal Site of Biological importance pursuant to policy EN9 of the Core Strategy.

33) The monitoring for any Japanese knotweed on the application site shall be carried out in accordance with the details contained in the letter from BAM Construction limited to the local planning authority dated 5th October 2012. If the results of the monitoring identify the continued presence of Japanese Knotweed on the application site, full details of a scheme for the management, destruction and /or disposal of Japanese Knotweed, to be carried out by the developer, shall be submitted to and approved in writing by the City Council as Local Planning Authority. This plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority for approval in order to ensure that the agreed scheme is still applicable.

Reason - To prevent the spread of Japanese Knotweed which has previously been found on part of the site in accordance with the Wildlife and Countryside Act 1981.

34) The development shall be carried out in accordance with the details contained in the letter from Keystone Ecology date stamped as received by the local planning authority on the 25th September 2012 to ensure that breeding birds are not disturbed during the construction works and to identify the measures to be taken to protect breeding birds should they establish breeding sites within the application site. The construction of the approved development shall be carried out in accordance with the agreed details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with Policy EN9 of the Core Strategy.

35) The development shall be carried out in accordance with the details contained in the letter from Keystone Ecology date stamped as received by the local planning authority on the 25th September 2012 to ensure the works are carried out in accordance with the agreed Environmental Management Plan. The development shall be implemented in accordance with the
agreed details.

Reason - In the interest of the ecology of the site and the adjacent Ashton Canal Site of Biological importance pursuant to policy EN9 of the Core Strategy.

36) Within three months of the date of this decision full details including types, locations and the numbers of bird and bat boxes to be erected on the application site shall be submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the agreed details and the boxes shall thereafter be retained.

Reason - In the interest of the ecology of the site pursuant to policy EN9 of the Core Strategy.

37) Prior to the first use of the Ashton New Road pedestrian footbridge hereby approved the full details of any dampers or other mechanism that may be required to minimise any bridge sway shall be submitted to and agreed in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details prior to its first use.

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 development is located in order to comply with Policy DM1 of the Core Strategy.

38) Notwithstanding the approved plans full details of the parapet system, structural deck support design, and handrails to the concrete abutment elements of the Ashton New Road pedestrian footbridge hereby approved, shall be submitted to and agreed in writing by the local planning authority prior to the construction of that bridge. The agreed details shall be implemented in full prior to the first use of the bridge.

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 development is located in order to comply with Policy DM1 of the Core Strategy.

39) Prior to the commencement of development of Zone 2 as identified on drawing reference A030.06.PL Rev A `Development Zone Plan¿, date stamped as received by the local planning authority on the 19th September 2011, details of access to the development for mobility impaired persons, including route widths, levels and gradients, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented before any building within Zone 2 is first brought into use.

Reason: To ensure that satisfactory disabled access pursuant to policy DM1 of the Core Strategy.

40) The development within Zone 2 as identified on drawing reference A030.06.PL Rev A `Development Zone Plan', date stamped as received by the local planning authority on the 19th September 2011 hereby approved shall not be occupied until the permitted hours of operation for the building or buildings have been submitted to and agreed in writing by the City Council as Local Planning Authority. The development hereby approved shall only operate within the hours as agreed under this condition.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation when the development is complete, pursuant to policy DM1 of the Core Strategy.

41) The development within Zone 2 as identified on drawing reference A030.06.PL Rev A `Development Zone Plan', date stamped as received by the local planning authority on the 19th September 2011 hereby approved shall not be occupied until the permitted hours for deliveries, servicing and collections, including waste collections have been submitted to and agreed in writing by the City Council as Local Planning Authority. The development hereby approved shall only operate within the hours as agreed under this condition.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation when the development is complete, pursuant to policy DM1 of the Core Strategy.

42) Before the commencement of the development within Zone 2 as identified on drawing reference A030.06.PL Rev A `Development Zone Plan', date stamped as

received by the local planning authority on the 19th September 2011, a scheme for the extraction of any fumes, vapours and odours from the building or buildings 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 Policy DM1 of the Core Strategy.

43) No development of Zone 2 as identified on drawing reference A030.06.PL Rev A `Development Zone Plan', date stamped as received by the local planning authority on the 19th September 2011 shall commence unless or until a full detailed scheme for off site highway improvements to the Grey Mare Lane/Wilson Street/Alan Turing Way junction have been submitted to and agreed in writing by the City Council as local planning authority.

Reason - In the interest of pedestrian and highway safety, pursuant to policy DM1 and T2 of the Core Strategy.

44) Notwithstanding the approved plans, within 3 months of the date of this decision a hard and soft landscaping treatment scheme, together with a maintenance plan, shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented within a timescale to be agreed in writing by the City Council as local planning authority. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

45) Notwithstanding the approved plans, no development shall commence on phase 10, 10a or 4/Z (as identified on drawing reference NTH1315/HD/094 P8 `Overall Phasing Plan' date stamped as received by the local planning authority on the 23rd September 2012) unless and until a scheme for the widening of the footpath on the eastern side of Alan Turing Way between the left turn in and left turn out vehicular access into the proposed development and the northern boundary of Zone 2 as identified on drawing reference A030.06.PL Rev A `Development Zone Plan', date stamped as received by the local planning authority on the 19th September 2011, has been submitted to and agreed in writing by the City Council as local planning authority. The agreed scheme shall be implemented in full prior to the first use of the hereby approved development and be
retained thereafter.

Reason - To ensure there is adequate pedestrian provision connecting the development with surrounding residential areas pursuant to policy T2 and DM1 of the Core Strategy.

46) Notwithstanding the approved plans, within one month of the commencement of development of the Arena hereby approved the full details of the `Community Walls' to

the north elevation and the `MCFC Graphics Wall' as identified on drawing references A202.101.A5.PL Revision C and A202.101.A6.PL Revision C date stamped as received on the 4th September 2012 shall be submitted to and agreed in writing by the City Council local planning authority. The agreed details shall be implemented in full prior to the first use of the Arena and be retained thereafter.

Reason - In the interests of the visual amenity pursuant to policy DM1 of the Core Strategy.

47) Notwithstanding the details contained within the Landscape Management and Maintenance Report dated September 2011, within 3 months of the date of this decision a Landscape Management and Maintenance Report shall be submitted to and approved in writing by the City Council as local planning authority. The maintenance of all the areas included in the management plan (which also includes those areas outside of the fence line along Ashton New Road , Alan Turing Way, Clayton Lane , and Wilson Street) shall take place in accordance with the approved details.

Reason - To ensure that the maintenance and management of the landscaping around the site respects the character and visual amenities of the area, in accordance with 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.

Date: 8 May 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