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 £85 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

Mr Mike Payton
ICIAN
Anchorage One
Anchorage Quay
Salford Quays
Manchester
M5 3YJ

Agent (if used)

Mr Mark Weintraub
Number 4 Lyric Square
Hammersmith
London
W6 0ED

Part 1 – Particulars of the application/development

Proposal: Erection of a ten storey building with 77 apartments, 572 square metres of use classses A1; A2; and A3 at ground floor, 45 basement car parking spaces and associated landscaping.

Location: Land Off Shudehill, Eagle Street, Goadsby Street And High Street, Manchester, M4 4AF

Date of application: 20 June 2012

Application number: 099715/FO/2012/C2

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).

Reason(s) for decision

On the basis that the proposals subject to compliance with the conditions below, generally accord with the policies contained within the National Planning Policy Framework, in particular Section 1 (Building a strong and competitive economy), Section 4 (Promoting Sustainable Transport), Section 7 (Requiring Good Design), Section 8 (Promoting healthy communities),Section 10 (Meeting the challenge of climate change, flooding and Coastal change, Section 11 (Conserving and enhancing the natural environment) and Section 12 (Conserving and enhancing the historic environment), the Development Plan specifically Core Strategy Policies Policy SP (Spatial Principles), Policy H 1 (Overall Housing Provision),
Policy H8 (Affordable Housing),Policy CC2 (Retail) Policy CC3 (Housing)
Policy CC5 (Transport) Policy CC6 (City Centre High Density), Policy CC7 (Mixed Use Development, Policy CC9 (Design and Heritage)Policy CC10 (A Place of Everyone)
Policy T1 (Sustainable Transport), Policy T2 (Accessible Areas of Opportunity and Need), Policy EN1 (Design Principles and Strategic Character Areas) , Policy EN3

(Heritage), Policy EN 9 (Green Infrastructure), Policy EN 16 (Air Quality), Policy EN 17 (Water Quality), Policy EN 18 (Contaminated Land and Ground Stability) and Policy DM 1(Development Management) and saved UDP policies DC18.1 (Conservation Areas), DC19.1 (Listed Buildings), DC20 (Archaology) and Policy RC20 (Area 1) (Small Area Proposals) in that subject to conditions the development would be highly sustainable and be consistent with the aim of bringing forward economic and commercial development, alongside high quality city living within the Regional Centre, would provide new housing in the City Centre which would suit a range of occupants within a high density development mixed use development which would be consistent with the regeneration objectives within the Northern Quarter, would provide small scale retail facilities that serve the local community and contribute to the area¿s character. would improve pedestrian safety, 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 have a high standard of design appropriate to its context and character of the area, would not have an adverse impact on the setting of adjacent listed buildings or the Smithfield Conservation Area, would not adversely affect a site of archaeological interest would be accessible by a range of sustainable transport options which would help to connect residents to jobs, local facilities and open space, would promote new planting and enhance green links within the urban area, would not have an adverse impact on water quality, would minimise surface water run-off and minimise ground water contamination, would improve the environment for shoppers and pedestrians, would achieve high standards of energy efficiency and would not have an adverse impact on the amenity or quality of life of the occupiers of adjacent buildings including adjacent residents and there are no material considerations of sufficient weight to indicate otherwise.

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 unless otherwise agreed in writing by the City Council as Local Planning Authority:

Drawings Numbered:
A00.00 General Notes & Nomenclature
A00.01 OS Map & Site Plan Red Line
A00.02 Context Shadow Plan
A00.03 Contract Boundary & Landscaping Plan
A01.00 Context Elevations South & North
A01.01 Context Elevations East & West
A02.00 Basement Floor Plan Level 01
A02.01 Ground Floor Plan Level 00
A02.02 First Floor Plan Level 01
A02.03 Second Floor Plan Level 02
A02.04 Third Floor Plan Level 03
A02.05 Fourth Floor Plan Level 04
A02.06 Fifth Floor Plan Level 05
A02.07 Sixth & Seventh Floor Plan Levels 06 & 07

A02.08 Seventh Floor Plan Level 07
A02.09 Eighth Floor Plan Level 08
A02.10 Ninth Floor Plan Level 09
A02.11 Tenth Floor Plan Level 10
A02.12 Roof Plan
A03.00 General Arrangement Section A
A03.01 General Arrangement Section B
A03.02 General Arrangement Section C
A03.03 General Arrangement Section D
A03.04 General Arrangement Section E
A03.05 General Arrangement Section F
A03.06 General Arrangement Section G
A04.00 General Arrangement South Elevation
A04.01 General Arrangement East Elevation
A04.02 General Arrangement North Elevation
A04.03 General Arrangement West Elevation
A04.00.A General Arrangement South Elevation Alternative Colour Scheme
A04.01.A General Arrangement East Elevation Alternative Colour Scheme
A04.02.A General Arrangement North Elevation Alternative Colour Scheme
A04.03.A General Arrangement West Elevation Alternative Colour Scheme
REF.01 Building Facing Materials References
REF.02 External Landscaping Materials References
ILL.01 Illustrative South East Isometric
ILL.02 Illustrative North East Isometric
ILL.03 Illustrative North West Isometric
ILL.04 Illustrative South West Isometric
ILL.05 Illustrative View from Smithfield Square
ILL.06 Illustrative View from Top of High Street
ILL.07 Illustrative View from Smithfield Court
ILL.08 Illustrative View from Rear Gardens of Properties on Martlesham Walk
ILL.09 Illustrative View from Ground Floor Window of Properties on Martlesham Walk
ILL.10 Illustrative View from Smithfield Gardens
ILL.11 Illustrative View from Foundry Street
ILL.12 Illustrative View from Coop Street
ILL.13 Illustrative View from Swan Street
ILL.14 Illustrative View from Eagle Street
ILL.15 Illustrative View from Goadsby Street

Documents:
Design & Access Statement
Comparative Masterplan Area Analysis & Schedule of Accommodation
MCC Planning Submission Scoping Document
Transport Statement
Structural Engineering and Mechanical & Electrical Eng. Design Statements
Acoustic Report & External Plant Noise Assessment Statement
Sustainability Statement
Energy Strategy Report
Sustainable Drainage Statement
Shadow Study
Ecology Extended Phase 1 & Tree Assessment
Fume Extraction
Details of Externally Mounted Equipment
Archaeology Assessment
Geotechnical Ground Investigation Executive Summary &

Phase 1 & 2 Geo Environmental Executive Summary
Television and Radio Reception Impact Assessment
Waste Management Statement

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy R1.1, T2.4, E3.2, RC20 (Area 16) DC9, DC18.1 and DC19.1 of the Manchester Unitary Development Plan and emerging Core Strategy Policies CC9 (Design and Heritage) and DM1 (Development Management).

3) Unless otherwise agreed in writing the development hereby approved shall achieve a post-construction Code for Sustainable Homes rating of at least level 3. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied, unless otherwise agreed in writing with the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, and the principles contained within The Guide to Development in Manchester 2 SPD and emerging Core Strategy Policies CC9 (Design and Heritage) and DM1 (Development Management).

4) a) 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.

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 pursuant to paragraph 109 of the National Planning Policy Framework

5) The window(s) at ground level, fronting onto shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way unless agreed in writing by the City Council as local planning authority.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with Policy DC14 of the Unitary Development Plan for the City of Manchester . and emerging Core Strategy Policies CC9 (Design and Heritage) and DM1 (Development Management).

6) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building shall be submitted to and approved in writing by the City Council as the local planning authority. Any works approved shall be implemented in full within six months, or as otherwise agreed in writing by the local planning authority, of any part of the development first being occupied.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with policy DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policies CC9 (Design and Heritage) and DM1 (Development Management).

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

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

8) Unless othewrwise agreed in writing with the City Council as Local Planning Authority no development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in paragraph 58 of the National Planning Policy Framework.

9) Unless otherwise agreed in writing with the City Council as Local Planning Authority, the development hereby approved shall not commence unless and until full details of

the proposed servicing of the building including details of the location of the loading bay for servicing and delivery vehicles are submitted and approved in writing by the City Council as local planning authority.

Reason

In the interests of amenity and highway safety pursuant to Policies H2.2, RC12 and DC26.2 of the Manchester Unitary Development Plan and emerging Core Strategy Policy DM1 (Development Management).

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

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester and Guide to Development 2 (SPG)
and emerging Core Strategy Policy DM1 (Development Management).

11) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policy H2.2, DC26.1 and DC26.5 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policy DM1 (Development Management).

12) The building, together with 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/property.

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 residential accommodation pursuant to policy H2.2, DC26.1 and DC26.5 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policy DM1 (Development Management).

13) The permission hereby granted is for a development that has full access into and throughout the building and access to the public realm for tenants and members of the public, including those whose mobility is impaired.

Reason: For the avoidance of doubt and so as to provide direct access for all, pursuant to policy DC9.1 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policy DM1 (Development Management).

14) Before the building hereby approved is first occupied it shall be 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 property.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy H2.2, DC26.1 and DC26.5 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policy DM1 (Development Management).

15) The details of an emergency telephone contact number shall be displayed in a publicly accessible location on the site and shall remain so displayed unless otherwise agreed in writing by the City Council as local planning authority.

Reason: In the interests of local amenity, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policy DM1 (Development Management).

16) The residential accommodation shall include acoustic glazing and acoustically treated ventilation in accordance with an acoustic attenuation scheme to be submitted to and approved in writing by the City Council as local planning authority before the development commences. The acoustic attenuation scheme hereby approved shall be implemented in full before use of the residential accommodation first commences.

The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during early morning rush-hour periods and night time to determine the appropriate sound insulation measures necessary. The internal noise criterion is as follows:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq
Individual noise events should not normally exceed 45 dB LAmax (BS 8233:1999).
Living Rooms (daytime - 07.00 - 23.00) 40 dB LAeq

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied pursuant to policy H2.2, DC26.1 and DC26.5 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policy DM1 (Development Management)..

17) 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. The development shall be constructed only using the approved materials unless otherwise agreed 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 policy I3.1, R1.1, DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policy and DM1 (Development Management).

18) No development shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology of site investigation and recording to include:
- archaeological evaluation
- targeted open area excavation and recording
2. A programme for post investigation assessment to include:
- analysis of the site investigation records and finds
- production of a final report on the significance of the archaeological and historical interest represented.
3. Provision for publication and dissemination of the analysis and report on the site investigation.
4. Provision for archive deposition of the report, finds and records of the site investigation.
5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets to be lost and to make information about the archaeological heritage interest publicly accessible

19) No part of the development shall be occupied until details of a parking management strategy for residents has been submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure that suitable arrangements are in place to ensure that hotel guests who arrive by car have access to suitable parking near to the site pursuant to the adopted Manchester Unitary Development Plan Policy T2.4 and H2.2 and emerging Core Strategy policy DM1.

20) Before the use commences a detailed Traffic Management Plan for residents and users of the ground floor commercial accommodation, vehicles dropping off and picking up at the development and deliveries shall be submitted to and agreed in writing by the City Council as local planning authority. Traffic Management shall thereafter take place in accordance with the approved strategy unless otherwise agreed in writing by the City Council as local planning authority.

Reason: In the interests of public and highway safety and the protection of residential amenity, pursuant to policy T3.1, H2.2 and RC18 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy policy DM1 and EN16.

21) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation and to protect the amenity of the occupants of the premises once the development hereby approved is occupied pursuant to policy H2.2, DC26.1 and DC26.5

of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policy DM1 (Development Management)...

22) External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties.

Reason - To safeguard the amenities of the occupiers of nearby properties and to protect the amenity of the occupants of the premises once the development hereby approved is occupied pursuant to policy H2.2, DC26.1 and DC26.5 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policy DM1 (Development Management)...

23) The permitted hours of opening of the commercial units are to be agreed with the City Council as local planning authority prior to occupation.

Reason - In order that the local planning authority can achieve the objectives both of protecting the amenity of local residents and ensuring a variety of uses at street level in the redeveloped area and to protect the amenity of the occupants of the premises once the development hereby approved is occupied pursuant to policy H2.2, DC26.1 and DC26.5 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policy DM1 (Development Management).

24) Before any of the commercial uses hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties and to protect the amenity of the occupants of the premises once the development hereby approved is occupied pursuant to policy H2.2, DC26.1 and DC26.5 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policy DM1 (Development Management).

Informatives

This permission does not grant approval under Building Regulations.

Date: 23 August 2012

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