MANCHESTER CITY COUNCIL

IMPORTANT

Planning Permission and 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 required to protect trees.
- Some conditions will require action before you start the development and it is imperative that you seek to have these discharged before any work commences.
- 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 the Planning Service, Manchester City Council, PO Box 463, Manchester M60 3NY or email planning@manchester.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant	Name and Address of Agent
School Organisation, Admission and Development Services Department Manchester City Council Overseas House Quay Street Manchester M3 3BB	Adam Smith Ellis Williams Architects Chester Road Preston Brook Runcorn WA7 3BA

Part I – Particulars of Application

Date of Application	Application ref. no.
10 February 2009	088963/OO/2009/N2

Particulars and location of development:

CITY COUNCIL DEVELOPMENT: OUTLINE APPLICATION for the erection of a part one, part two storey primary school with matters of appearance, scale, access, layout and landscaping reserved

Land Bounded By Ashton Old Road, Lees Street And The Former Stockport Branch Canal
Openshaw
Manchester

Part II – Particulars of Decision

The Manchester City Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 of the following decision

Decision Approved
Approve on the basis that the proposal accords with: policies H2.2, E1.5, E2.4, E3.3,E3.4,E3.5, L1.2, EM1,EM2 and EM16 of the adopted Unitary Development Plan for the City of Manchester; guidance contained in the Guide to Development in Manchester SPD; guidance contained in PPS1, PPG17 and PPS25; and, policies DP1,DP2,DP7, DP9 and L1 of the Northwest England Regional Spatial Strategy.
Date of Decision 28 May 2009

for the carrying out of development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

Part III – Conditions and Reasons

1) Applications for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission. 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.

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

2) Before the development is commenced, the applicant shall submit detailed plans and particulars to the Council, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters and other matters as are required under condition nos. 3 to 31 of this permission: the access, appearance, landscaping, layout and scale.

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 contract related to the implementation to which they are relevant.

3) Any car parking provided across the site shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied unless otherwise agreed in writing by the City Council as Local Planning Authority. The car park shall then be available at all times whilst the site is occupied and shall not be used for any other purposes other than the parking of vehicles.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies H2.2 and T2.6 of the Unitary Development Plan for the City of Manchester.

4) Full detailed designs of all highways works including works to footpaths, shall be submitted to and approved in writing by the City Council as Local Planning Authority, prior to the hereby approved development commencing. The development shall be implemented in accordance with the approved details, prior to the building being operational, unless otherwise agreed in writing with the local planning authority.

Reason - In the interests of highway safety, pursuant to policy T3.1 of the Unitary Development Plan for the City of Manchester.

5) Details of access proposals to the hereby approved development for mobility impaired persons including route widths, levels and gradients, shall be submitted to and approved in writing by the City Council as the local planning authority before the development commences. The approved details shall be implemented before that part of the development is first brought into use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of the Unitary Development Plan for the City of Manchester and the Disability Discrimination Act 1995. However, in approving the relevant drawings, the City Council as the local planning authority does not hereby give any warranty that the provisions of the Disability Discrimination Act 1995 have been complied with.

6) Prior to the commencement of the development hereby approved, details of a Framework Travel Plan shall be submitted to and approved by the City Council as the Local Planning Authority. Prior to the first occupation of the development hereby approved, a detailed Travel Plan, including particulars of its implementation and monitoring, shall be submitted to and approved by the City Council as the Local Planning Authority. The Travel Plan shall then be implemented and reviewed in accordance with those approved details unless otherwise agreed in writing by the City Council as the Local Planning Authority.

Reason - In accordance with the provisions contained within Planning Policy Guidance 13.

7) No development shall take place until there has been submitted to and approved in writing by the City Council as the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is occupied. 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 site is located in order to comply with Policies H2.2 and E3.5 of the Unitary Development Plan for the City of Manchester.

8) Before the development hereby approved commences, full details regarding the waste management strategy for the development, namely the refuse storage space for segregated waste collection and recycling and details of all internal and external storage areas, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy H2.2 of the adopted UDP.

9) No part of the development hereby approved shall be commenced until an acoustic attenuation scheme including particulars of the acoustic glazing and acoustically treated ventilation to be installed as part of the development has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in full before use of each of the phases of the residential development first commences.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

10) 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 policies H2.2 of the Manchester Unitary Development Plan and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance and Planning Policy Statement 1 (PPS1).

11) 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 numbers:
AS(04)008 rev A date stamped as received by the local planning authority 10/02/09; AE(04)0001, AS(04)008, SSL:12533:200:1:1 date stamped as received by the local planning authority 6/02/09; Tree Survey 3513.01 date stamped as received by the local planning authority 13.02.2009.

Documents titled:

'Flood Risk Assessment' prepared by Clancy Consulting report ref 8/0367/FRA/JB; 'Varna Street Crime Impact Statement' prepared by GMP ;'Ground Investigation Report' prepared by Strata Surveys Limited report no. 14469; Environmental Noise Impact Assessment report prepared by ADT 1449/ENIA date stamped as received by the local planning authority on 06.02.2009.

'Manchester BSF Varna Street Primary School Design and Access Statement' prepared by EWA and date stamped as received by the local planning authority 10.02.2009

'Ecological Assessment' prepared by Greater Manchester Ecology Unit', and 'Tree Survey Report' TBA landscape architects date stamped as received by the local planning authority 13.02.2009.

Ecological Assessment prepared by TEP consulting report ref. 1990.001 date stamped as received by the local planning authority 24.04.2009;

'Varna Street Primary School - Outline Planning Application PPG 17 Statement.' date stamped as received by the local planning authority 13.05.2009.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 of the Manchester Unitary Development Plan.

12) No development shall commence until details of the measures to be incorporated into the development 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 Planning Policy Statement "Delivering Sustainable Development".

13) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Very Good'. A post construction review certificate confirming that this rating has been met shall be submitted to and approved in writing by 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, policies DP7 and DP9 of Regional Spatial Strategy for North West England and the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

14) No development shall commence on site, including site clearance, until survey for badgers has been submitted to and approved in writing by the City Council as the Local Planning Authority. Such a survey should be undertaken at an appropriate time of year and by a suitably experienced person, the identity of whom has been previously agreed in writing by the City Council. If badgers are found to be using the site or areas close to the site, and are likely to be disturbed by the proposed development, a method statement must be submitted to and approved in writing by the City Council as the Local Planning Authority giving details of how any possible disturbance to badgers is to be mitigated. Once approved, this method statement must be implemented in full. Works likely to affect badgers will need to be licensed by Natural England.

Reason - To protect any species that the site may support, which are protected by the Wildlife and Countryside Act 1981, and pursuant to Policy E2.4 in the Unitary Development Plan for the City of Manchester and Planning Policy Statement 9.

15) No development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agree in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies E3.3,E3.4, E3.5 and H2.2 of the Unitary Development Plan for the City of Manchester.

16) No development shall commence on site until a surface water drainage scheme for the site, based on the preliminary details submitted within the Flood Risk Assessment (Report Ref: 8/0367/FRA/JB, Clancy Consulting January 2009), has been submitted to and approved in writing by the Local Planning Authority.

The 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 flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants pursuant to policy DC21.1 of the Unitary Development Plan for the City of Manchester and Planning Policy Statement 25.

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

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with Policy H2.2; of the Unitary Development Plan for the City of Manchester.

18) If the development hereby approved shall include a building lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn, full details of such a scheme shall be submitted to and approved in writing by the local planning authority before the development commences. The approved scheme shall be implemented in full before the development is first occupied unless otherwise agreed in writing by the local planning authority and shall remain in operation for so long as the development is occupied. If when the lighting units are illuminated they cause undue glare or light spillage to the detriment of adjoining and nearby residential properties, baffles and/or cut-offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

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 government guidance in Planning Policy Statement 1 and Policies H2.2 and E3.5 of the Unitary Development Plan for the City of Manchester.

19) Before first occupation of the development 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 equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Manchester Unitary Development Plan.

20) No activity shall take place on the external sports facilities or pitches outside the of the following hours, unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Saturday 09:00 - 21:00
Sundays and Bank Holidays 10:00 - 20:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Manchester Unitary Development Plan

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

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

22) The details of an emergency telephone contact number shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

23) Construction vehicles entering and leaving the site shall take place in accordance with a Construction Traffic Strategy to be submitted to and agreed in writing by the City Council as local planning authority unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To protect the amenity of the occupiers of adjacent dwellings, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

24) Prior to the occupation of the hereby approved development a Community Use scheme for the external play facilities shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall include details of pricing policy, hours of use, access by non-school users, management responsibilities and include a mechanism for review. The

approved scheme shall be implemented prior to the first use of the development and shall remain in place whilst the use or development is in operation unless otherwise agreed in writing by the local planning authority.

Reason - To secure well managed safe community access to sports facilities, to ensure benefit to the development of sport pursuant to policies L1.1 and L1.2 of the Unitary Development Plan for the City of Manchester and policy L1 of the Regional Spatial Strategy for the North West.

25) No part of the development hereby permitted shall commence until fully detailed cross section plans of the existing and proposed external ground levels have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details, unless otherwise agreed with the City Council as the Local Planning Authority.

Reason - To ensure that a satisfactory development is carried out, in accordance with policy H2.2 of the Unitary Development Plan for the City of Manchester.

26) 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 E1.3; of the Unitary Development Plan for the City of Manchester.

27) 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 E2.6 of the adopted UDP for the City of Manchester.

28) Prior to the commencement of the development hereby approved, a Tree Protection Plan and Arboricultural Method Statement shall be submitted to and approved in writing by the City Council as the Local Planning Authority, which should include a plan indicating the protective fencing line and full specification details of that protective fencing. This should include correctly calculated construction exclusion zones, proposals for protection barriers and ground protection measures, engineering construction details where foundations, driveways and paving fall within the root protection areas of the retained trees, and details of any necessary tree surgery to facilitate construction operations. The development shall then be constructed in full accordance with the approved details, unless otherwise agreed in writing with the City Council as 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, pursuant to Policies E2.6 of the adopted UDP for the City of Manchester and Planning Policy Statement 9.

29) No trees shall be felled, or have any works undertaken on them, during the bird nesting season (March to July inclusive), unless otherwise agreed in writing with the City Council as Local Planning Authority.

Reason - To ensure the protection of wildlife habitats in the locality, pursuant to policy E2.4 of the Unitary Development Plan for the City of Manchester and Planning Policy Statement 9.

30) No development shall commence until a scheme is submitted to and agreed in writing by the City Council as Local Planning Authority to address the presence of principal sewers/water mains on the site. The approved scheme shall include details indicating adequate access arrangements to the sewers.The development shall be completed in accordance with the approved

scheme unless otherwise agreed in writing with the City Council as the Local Planning Authority.

Reason

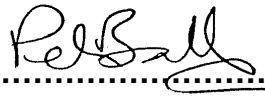
To ensure the satisfactory development of the site.

31) No development shall commence until detailed designs for a landscaping buffer between the western edge of the site and the adjacent former Stockport Branch Canal are submitted to and agreed in writing by the City Council as Local Planning Authority.

Reason - In order to enhance the biodiversity of the site and the adjacent former Stockport Branch Canal pursuant to policy E3.4 of the adopted Unitary Development Plan for the City of Manchester and Planning Policy Statement 9

32) Prior to the commencement of the hereby-approved development, details of a scheme to control dust emissions from the site shall be submitted to and approved in writing by the local planning authority. That scheme shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason - To protect the amenity of the occupiers of adjacent dwellings, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

Signed**……**

Peter Babb, Head of Planning

on behalf of the Council
Town Hall,
Manchester M60 3NY

NOTES

1. Leaflets attached:

2. 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**.**

3. 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. The First Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

4. 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.

5. 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

6. 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