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)
Henderson UK Retail Warehouse Fund C/o Agent	Miss Hayley Knight GVA Norfolk House 7 Norfolk Street Manchester M2 1DW

Part 1 – Particulars of the application/development

Proposal: Erection of two-storey (Use Classes A3/A5) drive-through restaurant facing Queens Road and erection of single-storey (Use Class A3) restaurant, together with formation of link road to connect the proposed development sites, and associated car parking, landscaping, boundary treatment and other associated works, following demolition of former Irish World Heritage Centre

Location: 10 Queens Road And Land Within Manchester Fort Shopping Park, Cheetham, Manchester, M8 8UF

Date of application: 12 February 2014

Application number: 104616/FO/2014/N1

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 31 Declaration

Officers have worked with the Applicant / Agent in a positive and proactive manner in order to guide the Application through all stages of the Planning process, and have resolved issues that have arisen whilst dealing with the Planning Application.

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:

Planning Application form, received 9/1/14
Planning Statement, received 9/1/14, and as amended
Design and Access Statement, received 9/1/14
Transport Assessment, received 9/1/14, and as amended.
Geoenvironmental Report, received 13/1/14
BREEAM Pre-Assessment, received 9/1/14
Energy Statement, received 9/1/14
Tree Survey and Report, received 9/1/14
Demolition Scope of Works, received 9/1/14
Crime Impact Statement, received 9/1/14
Bat Survey and Report, received 9/1/14
Crime Impact Statement, received 9/1/14
Environoise Survey and Report, received 18/3/14
Jacksons Jakoustic Reflective fencing specification, received 17/3/14
McDonalds Noise Data, received 19/3/14
Acoustic fencing indicative location plan, received 20/3/14
Retail Sequential and Impact Assessment, received 25/2/14
Refuse Storage and Recycling Statement for McDonalds, received 25/2/14
Extract MCD/SCH/1001, received 25/2/14
C.3047.01, received 25/2/14
Frankie and Benny's Mechanical Services Installation Statement, received 25/2/14
McDonalds Kitchen Extract Odour Control Statement, received 25/2/14

Drawings with the pre-fix 10545-
105-B, received 12/2/14
6001-F, received 6/3/14
6005-E, received 6/3/14
6010-D, received 6/3/14
200-D, received 25/2/14
201-E, received 25/2/14
202-B, received 9/1/14
203-E, received 25/2/14
400-A, received 9/1/14
401-A, received 9/1/14
402-A, received 9/1/14
403-A, received 9/1/14
404-C, received 11/2/14

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policies of the Unitary Development Plan for the City of Manchester, including E3.3, CC4, DC10 and DC26, and Manchester's Core Strategy, including policies SP1, DM1, T2, EC1, EN18, EN4, EN9, EN15, and C9.

3) The A3/A5 premises and the A3 premises shall not be open outside the following unit specific hours:

A3/A5 McDonalds Unit only 6:00 to 23:00 daily
A5 Frankie and Benny's Unit only 9:00 to 23:00 daily

Reason - In interests of the amenities of the occupiers of neighbouring residential properties, in order to reduce noise and general disturbance, in accordance with policy DM1 of Manchester's Core Strategy, and policies DC26 and DC10 of the saved Unitary Development Plan for the City of Manchester.

4) Deliveries, servicing and collections, including waste collections, shall not be carried out other than during the following hours:

7:30 to 20:00 Monday to Saturday.
No deliveries/waste collections on Sundays/Bank Holidays.

Reason - In interests of the amenities of the occupiers of neighbouring residential properties, in order to reduce noise and general disturbance, in accordance with policy DM1 of Manchester's Core Strategy, and policies DC26nad DC10 of the saved Unitary Development Plan for the City of Manchester.

5) External areas designated for the consumption of products purchased from the premises shall only be available/open during the following hours of operation:

Mondays to Fridays 07:00 to 21:00
Saturdays 07:00 to 21:00
Sundays and Bank Holidays 10:00 to 21:00

No amplified sound or any music shall be played in these external areas at any time.

Reason - In interests of the amenities of the occupiers of neighbouring residential properties, in order to reduce noise and general disturbance, in accordance with policy DM1 of Manchester's Core Strategy, and policies DC26 and DC10 of the saved Unitary Development Plan for the City of Manchester.

6) Prior to the commencement of the development hereby approved, in relation to the A3 unit, a scheme for the storage (including segregated waste recycling) and disposal of refuse for the A3 unit 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 is in operation.

Reason - In the interests of amenity, pursuant to saved policies of the Unitary Development Plan for the City of Manchester, including E3.3 and DC10, and Manchester's Core Strategy, including policy DM1.

7) Prior to the commencement of the operation of the A3 use, a scheme for the extraction and discharge of fumes, vapours and odours from the premises shall be submitted to the City Council as local planning authority for prior approval in writing. The approved scheme shall be implemented prior to the commencement of the operation of the use, and shall be so maintained whilst the use is in operation.

Reason - In the interests of amenity, in accordance with policies DC26 and DC10 of the adopted Unitary Development Plan for the City of Manchester, and policies SP1, C10 and DM1 of Manchester's Core Strategy.

8) Prior to the commencement of the operation of the A3/A5 use, a scheme for the extraction and discharge of fumes, vapours and odours from the premises shall be submitted to the City Council as local planning authority for prior approval in writing. The approved scheme shall be implemented prior to the commencement of the operation of the use, and shall be so maintained whilst the use is in operation.

Reason - In the interests of amenity, in accordance with policies DC26 and DC10 of the adopted Unitary Development Plan for the City of Manchester, and policies SP1, C10 and DM1 of Manchester's Core Strategy.

9) Prior to the commencement of the operation of the A3 use, a scheme for externally mounted ancillary plant, equipment and servicing shall be submitted to the City Council as local planning authority for approval in writing in order to secure a reduction in the level of noise emanating from the site.

Externally mounted ancillary plant, equipment and servicing shall be selected and/or 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 minimise the impact of the development, and to prevent a general increase in pre-existing background noise levels around the site, in the interests of the amenities of the occupiers of nearby accommodation, in accordance with policies DC26 and DC10 of the adopted Unitary Development Plan for the City of Manchester, and policies SP1, C10 and DM1 of Manchester's Core Strategy.

10) Prior to the commencement of the operation of the A3/A5 use, a scheme for externally mounted ancillary plant, equipment and servicing shall be submitted to the City Council as local planning authority for approval in writing in order to secure a reduction in the level of noise emanating from the site.

Externally mounted ancillary plant, equipment and servicing shall be selected and/or 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 minimise the impact of the development, and to prevent a general increase in pre-existing background noise levels around the site, in the interests of the amenities of the occupiers of nearby accommodation, in accordance with policies DC26 and DC10 of the adopted Unitary Development Plan for the City of Manchester, and policies SP1, C10 and DM1 of Manchester's Core Strategy.

11) Prior to the opening of the A3 unit, a local labour agreement addressing initiatives to employ at the development, people residing in the vicinity of the development, shall be submitted to and agreed in writing with the City Council as local planning authority. The approved scheme shall be in place prior to occupation of the development, and shall be kept in place thereafter, or such minor variation to that agreement as may be agreed between the Developer and the Council.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 and DM1 of Manchester's Core Strategy.

12) Prior to the opening of the A5/A3 unit, a local labour agreement addressing initiatives to employ at the development, people residing in the vicinity of the development, shall be submitted to and agreed in writing with the City Council as local planning authority. The approved scheme shall be in place prior to occupation of the development, and shall be kept in place thereafter, or such minor variation to that agreement as may be agreed between the Developer and the Council.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 and DM1 of Manchester's Core Strategy.

13) Prior to the commencement of the development hereby approved, full details of a 'Box-junction' or similar and/or advisory signs, designed to warn motorists of the wide manoeuvring space required by delivery vehicles making the left-turn within The Fort, adjacent to Halfords, shall be submitted to the City Council as local planning authority for approval in writing. The approved details shall be implemented prior to the first operation of the units, and shall be so maintained.

Reason - In the interests of traffic safety, pursuant to policy DM1 of Manchester's Core Strategy.

14) Prior to the commencement of the development hereby approved, full details of the cycle link, including road markings and precise location, shall be submitted to the City Council as local planning authority for approval in writing. The approved details shall be implemented prior to the first operation of the units, and shall be so maintained.

Reason - In the interests of traffic safety and cycling provision, pursuant to policies DM1 and T2 of Manchester's Core Strategy.

15) Prior to the commencement of the development hereby approved, full details of the off-site highways works shall be submitted to the City Council as local planning authority for approval in writing. Off-site highway works include the proposed new vehicle access onto Queens Road; the reinstatement of the Queens Road footway across the existing vehicle access; pedestrian crossing facilities across the proposed vehicle access, comprising of dropped kerbs, tactile pavers and a central pedestrian refuge; and confirmation of the boundary between the adopted and unadopted highway and how this boundary will be demarcated. The approved details shall be implemented prior to the first operation of the units, and shall be so maintained.

Reason - In the interests of traffic and pedestrian safety, pursuant to policy DM1 of Manchester's Core Strategy.

16) Prior to the commencement of the development hereby approved, full details of the signage measures to discourage the new access road from becoming a 'rat run' or 'short cut' shall be submitted to the City Council as local planning authority for approval in writing. The approved details shall be implemented prior to the first operation of the units, and shall be so maintained.

Reason - In the interests of traffic safety, pursuant to policy DM1 of Manchester's Core Strategy.

17) Prior to the commencement of the development hereby approved, full details of the proposed location for cash in transit vans to park whilst servicing the units, shall be submitted to the City Council as local planning authority for approval in writing. The approved details shall be implemented prior to the first operation of the units, and shall be so maintained.

Reason - In the interests of traffic safety and security, pursuant to policy DM1 of Manchester's Core Strategy.

18) Prior to the commencement of the development hereby approved, full details of a Noise Management Plan for the A3/A5 premises, shall be submitted to the City Council

as local planning authority for approval in writing. The plan shall include full details of the noise management strategy, including details of signage to be placed in prominent positions at the drive through and in the car park to request customers not to leave their engines running and to reduce the volume of their music. The approved details shall be implemented prior to the first operation of the units, and shall be so maintained.

Reason - In interests of the amenities of the occupiers of neighbouring residential properties, in order to reduce noise and general disturbance, in accordance with policy DM1 of Manchester's Core Strategy, and policies DC26 and DC10 of the saved Unitary Development Plan for the City of Manchester.

19) Prior to the commencement of the development of the A3/A5 use, full details of measures to direct patrons driving to the restaurant/drive through unit, between the hours of 06:00-07:00 hours daily, to utilise the parking bays to the south of the unit, shall be submitted to and approved in writing by the City Council as local planning authority prior to the occupation of the unit.
The agreed measures to direct patrons shall be implemented at all times whilst the use is in operation on this site.

Reason - In interests of the amenities of the occupiers of neighbouring residential properties, in order to reduce noise and general disturbance, in accordance with policy DM1 of Manchester's Core Strategy, and policies DC26 and DC10 of the saved Unitary Development Plan for the City of Manchester.

20) Prior to the commencement of the use of the A3/A5 unit, full details of the exact proposed acoustic boundary treatment to be installed between Signet Walk and the A3/A5 site, including exact location, appearance and technical specification, shall be submitted to the City Council as local planning authority for approval in writing. The approved acoustic treatment shall be implemented in full prior to the first use of the unit, and shall be so maintained whilst the unit is in operation.

Reason - In the interests of the amenities of the occupiers of neighbouring residential properties, the character and appearance of the site and street scene, and the security and management of the site, pursuant to policy DM1 of Manchester's Core Strategy, and saved policies E3.3, DC10, CC4 and DC26 of the Unitary Development Plan for the City of Manchester.

21) 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.

Reason - To ensure a satisfactory landscaping scheme for the development is carried out, in the interests of the amenities of the occupiers of neighbouring residential properties, and the appearance of the site within the wider streetscape, pursuant to policies EN9 and DM1 of Manchester's Core Strategy and saved policy E3.3 of the Unitary Development Plan for the City of Manchester.

22) 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 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 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 Manchester's Core Strategy, including policies DM1 and EN18.

23) Each unit shall only be occupied once accreditation confirming the achievement of the Secured by Design standards has been issued by Greater Manchester Police for the respective unit.

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

24) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building 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 DM1 of Manchester's Core Strategy.

25) No demolition or vegetation clearance shall occur between the 31st March and 31st August unless a survey, by a suitably experienced ecologist, which declares the building/vegetation free of bird nests immediately prior to clearance, is submitted to the City Council as local Planning authority, and is approved in writing by the City Council as local planning authority prior to clearance.

Reason - In the interests of reducing the impact of the scheme upon the environment, and to maintain ecology and habitats, pursuant to policies EN15 and DM1 of Manchester's Core Strategy.

26) Prior to the commencement of the development of the A3/A5 use, full details of a scheme to achieve a 50% surface water flow reduction shall be submitted to the City Council as local planning authority for approval in writing. The approved measures shall be fully implemented prior to the commencement of the use, and shall be so maintained.

Reason - In the interests of reducing flood risk, in accordance with the SFRA User Guide, and policies EN8, EN14 and EN17 of Manchester's Core Strategy.

27) No surface water from this development shall be discharged either directly or indirectly to the combined sewer network. The site shall be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water shall discharge to a Sustainable Drainage System. Food outlets shall have grease traps installed and maintained.

Reason - In the interests of sustainable urban drainage, pursuant to policies EN8, EN14 and EN17 of Manchester's Core Strategy, and the National Planning Policy Framework.

28) The A3 and A3/A5 units hereby approved shall each achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'very good' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, before each of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

29) Prior to the commencement of the A3 development, full details of where the proposed A3 unit will be serviced from and the procedure for managing deliveries, shall be submitted to the City Council as local planning authority for approval in writing. The approved servicing scheme shall be implemented and shall be so maintained whilst the use is in operation.

Reason - In the interests of traffic and pedestrian safety, pursuant to policy DM1 of Manchester's Core Strategy.

30) 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 interests of pedestrian and highway safety, and residential amenity, pursuant to policy DM1 of Manchester's Core Strategy.

31) The development shall be constructed using the materials annotated upon the plans hereby approved, specifically drawing numbers as follows.

10545-2001 E, received 25/2/14
10545-402 A, received 9/1/14
10545-403 A, received 9/1/14

Reason - In the interests of the visual appearance of the buildings, and the character and appearance of the area within which the development is located, pursuant to saved policies DC19, E3.3 and CC4 of the Unitary Development Plan, and policies SP1, DM1, and EN4 of Manchester's 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.

Whilst the building to be demolished has been assessed as low risk in terms of bat roosting potential, as for all European protected species, should a bat be found roosting during demolition, all work should stop immediately, and a suitably experience bat worker be employed to advise and inform Natural England.

Date: 10 April 2014

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

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

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

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

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A – Standing Advice Regarding Coalfield Area

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

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

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

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

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

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

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