

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Eastlands Arena Limited
C/o Agent

Agent (if used)

Eve Grant
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Erection of a two storey structure with flexible commercial uses (Use Classes E(a), E(b), and Sui Generis (drinking establishment and hot food takeaway)) at ground and first floor, with associated access arrangements, WC, landscaping, lighting, signage, and other associated works including external seating areas.

Location: Co-Op Live, Manchester, M11 3DU

Date of application: 2 June 2025

Application number: 143097/FO/2025

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 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and has been determined within a timely manner.

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:

Drawings

- o Proposed Site Plan: BGP040-03 REV D
- o Proposed Ground Floor Container Plan: BGP040-01 REV M
- o Proposed First Floor Container Plan: BGP040-02 REV I
- o External Elevations: BGP040-050 REV I
- o Flexible Signage: BGP040-99
- o Proposed First Floor Plan: BRA-POP-ZZ-02-DR-A-0693 REV 00
- o Proposed Ground Floor Plan: BRA-POP-ZZ-RF-DR-A-0691 REV 00

Supporting Information

- o Planning Statement prepared by Deloitte LLP
- o Sustainability and Community Access Statement prepared by Co-op Live
- o Blue and Green Infrastructure, prepared by Deloitte LLP
- o Design and Access Statement, prepared by Populous
- o Signage Strategy, prepared by Populous
- o Lighting Scheme, prepared by Populous
- o Statement on Transport, prepared by Buro Happold
- o Scope of Works: VAN-102859-EA-SP-0031 P01, prepared by Vanguardia Ltd
- o Waste and Servicing Strategy, prepared by Co-op Live
- o Waste Proforma, prepared by Co-op Live
- o Operating Plan, prepared by Co-op Live
- o Pedestrian Circulation Assessment, prepared by Movement Strategies
- o Lighting Impact Assessment BRA-MEE-ZZ-ZZ-RP-EL-7001 P02, prepared by ME Engineers
- o Ventilation, Extraction and Odour (Co-op Ultra-vent Plus and Turbo Chef)
- o Local Labour Agreement and Construction Local Labour KPI Spreadsheet, prepared by Co-op Live
- o Heritage Statement, prepared by Deloitte LLP
- o Preliminary Ecological Appraisal, prepared by Helen Hamilton Ecology
- o Drainage Statement, prepared by Buro Happold

All stamped as received by the City Council as Local Planning Authority on 2 June 2025.

Crime Impact Statement: 2019/0841/CIS/02 Version A, prepared by Greater Manchester Police

Stamped as received by the City Council as Local Planning Authority on 17 June 2025.

- o Drainage Statement, prepared by Buro Happold

Stamped as received by the City Council as Local Planning Authority on 10 July 2025.

- o Construction Management Plan, prepared by Better Green Group
- o CO-OP Live Venue Transport Operations Plan VTOP

All stamped as received by the City Council as Local Planning Authority on 16 July 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Prior to the commencement of works, all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The submission shall include samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining, means of ventilation and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) 4) a) Notwithstanding the submitted Noise Report: VAN-102859-EN-RP-0030 Rev P03 received by the City Council, as Local Planning Authority, on 2 June 2025, prior to the first use a noise study to acoustically insulate and treat the building to limit the break out of noise from the building shall be submitted for approval in writing by the City Council as Local Planning. The scheme shall be implemented in full before the first use.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location. The scheme may include sound limiters linked to sound amplification equipment and specified maximum internal noise levels.

b) Prior to the first of the development, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements of the approved noise study as part of part (a) of this planning condition. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) Prior to the first use of the development hereby approved, an Events Management Strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a noise management plan that outlines the maximum noise levels and any mitigation measures.

The approved Events Management Plan hereby approved shall be kept in operation at all times thereafter and shall be used in conjunction with the approved Operating Plan Overview - Canalside (Dated 19 March 25) and the Co-op Live Venue Transport Operations Plan (Dated July 2025).

Reason - To safeguard neighbouring occupier's amenity and ensure no unacceptable impacts on the highway, pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy.

6) Prior to the installation of internally (where required to extract externally) and externally mounted plant, equipment and servicing, details shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt, any plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (L_{aeq}) below the typical background (LA₉₀) level at the nearest noise sensitive location.

b) Prior to the first use of any internally (where required to extract externally) and externally mounted plant, equipment and servicing, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition.

The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

7) a) The fume extraction for the development shall be carried out in accordance with the details of the extraction systems within the CO-OP Ultravent Plus and Turbo Chef, prepared by INVITO Catering by Design (Received 2 June 2025). The approved scheme shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ. For the avoidance of doubt this refers to internal treatment in hoods and no external extraction/vents.

b) Prior to first use of the development hereby approved confirmation shall be submitted for the approval of the City Council as Local Planning Authority that the approved scheme has been implemented.

Reason - To ensure appropriate fume extraction is provided for the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

8) The use hereby approved shall not operate outside the following hours:

- o Monday to Sunday 8:00 to 22:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy

9) Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours:

- o Monday to Sunday: 7:30 to 20:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

10) a) The external seating area shall operate Monday to Sunday 8:00 to 22:00

b) Notwithstanding the submitted Noise Report: VAN-102859-EN-RP-0030 Rev P03 received by the City Council, as Local Planning Authority, on 2 June 2025, prior to the first use of any external amplified sound with the external area, as identified on drawing Nos. BRA-POP-ZZ-00-DR-A-0693 REV 00 and BRA-POP-ZZ-02-DR-A-0693 REV 00 received by the City Council, as Local Planning Authority on 2 June 2025, a scheme detailing the control of amplified sound in the external area shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved scheme shall be implemented in full before the first use of amplified sound in the external areas and shall be retained and maintained thereafter.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

11) Notwithstanding the provisions of the Town and Country Planning Act (Use Classes) Order 1987 (or any other revoking and re-enacting that Order with or without modification) the premises shall only be used for Use Class E (a) merchandise store, Class E (b) sale of food and drink for consumption mostly on the premises and Sui Generis (drinking establishment and hot food takeaway) only and for no other purpose. For the avoidance of this excludes a convenience retail and pre-paid ticketed events including live music events.

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and in order to protect the vitality and viability of small and independent music venues across Manchester and Greater Manchester in accordance with Manchester Core Strategy Policies SP1, EC1 and DM1 and the National Planning Policy Framework.

12) The Canalside capacity hereby approved shall not exceed 500 patrons at any given time.

Reason - For the avoidance of doubt and to ensure no unacceptable impacts with regards to noise and operational impacts on the residential amenity pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

13) Development shall be carried out in accordance with the Construction Management Plan Version 2, prepared by Better Green Group and received on 16 July 2025 and shall remain in place for the duration of the construction.

Reason - In the interests of highway safety and residential amenity in accordance with saved policy DC26; of the Unitary Development Plan for the City of Manchester (1995) and Policies SP1 and DM1 of the Core Strategy (2012).

14) Development shall be carried out in accordance with Venue Transport Operations Plan (VTOP), prepared by Co-op Live: V2.1 dated July 2025 and received by the City Council as Local Planning Authority on 16 July 2025 at all times for the lifetime of the development.

Reason - In order to minimise the impact on the local highway network, promotion of public transport, the safe movement of pedestrians along with ensuring adequate arrangements are in place for the collection of litter and waste following events at the development pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

15) Development shall be carried out in accordance with the Crime Impact Statement 2019/0841/CIS/02 Version A, prepared by Greater Manchester Police and stamped as received by the City Council as Local Planning Authority on 17 June 2025. 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 Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

16) The details of the approved Waste Management and Servicing strategy (Co-op Live - Canalside) and the Waste Management Proforma, prepared by Co-op Live (Received 2 June 2025) shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy.

17) a) The external lighting shall be designed and installed in accordance with the approved details of the Lighting Impact Assessment: BRA-MEE-ZZ-ZZ-RP-EL-7001 Rev P02, prepared by Populous (Received 2 June 2025).

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

18) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes

detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

19) a) Canalside hereby approved shall be carried out in accordance with the Framework Travel Plan for the Co-op Live Arena (Appendix 12.2 of the Environmental Statement) under planning permission 126431/FO/2020 (stamped as received by the City Council, as Local Planning Authority, on the 30 March 2020) and the Statement of Transport prepared by Buro Happold (stamped as received by the City Council, as Local Planning Authority, on 2 June 2025). In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those visiting and working at the development;
- ii) a commitment to surveying the travel patterns of spectators and staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item v) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for spectators, staff and visitors, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

20) The development shall be carried out in accordance with the Sustainability & Community Statement, received by the City Council as Local Planning Authority on 2 June 2025.

Within three months of the first use of the development hereby approved, a post construction statement shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall verify that the development conforms to the recommendations of the Sustainability & Community Statement.

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.

21) In this condition "retained tree" means an existing tree, shrub or hedge which is shown on Drawing No. BGP040-038 Rev B stamped as received by the City Council, as Local Planning Authority on the 9 July 2025; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the buildings for their 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.

(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.

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

22) Any soils imported for use in the landscaped area shall be validated as suitable for use. Prior to occupation a post completion report shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy (2012)

23) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance of bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of each building of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

24) a) The development shall be carried out in accordance with the Construction Local Labour Proposal, prepared by Co-op Live stamped as received by the City Council, as Local Planning Authority, on the 2 June 2025. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month of the date of this permission, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

25) (a) Three months prior to the first occupation of the development, a Local Labour Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of the development. In this condition a Local Labour Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Labour Proposal
- iii) measures to monitor and review the effectiveness of the Local Labour Proposal in achieving the objective of recruiting and supporting local labour objectives (b).

b) Within 6 months of the first occupation of the development, a Local Labour Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Labour Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is in operation.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012)

26) 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 after development commences, 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 is submitted to and approved in writing by the City Council as local planning authority.

The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

27) Drainage shall be carried out in accordance with the Drainage Statement: 0065744 Rev 00 dated 9 July 2025, received 10 July 2025 by the City Council, as Local Planning Authority.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Core Strategy policy EN14.

28) (a) Notwithstanding the Design and Access Statement, prepared by Populous stamped as received by the City Council, as Local Planning Authority on 2 June 2025, prior to the first use of the development hereby approved, details of hard and soft landscaping treatments including materials for hard landscaping, tree planting and a maintenance strategy for the green screen/walls shall be submitted to and approved in writing by the City Council as Local Planning authority. The submitted approved details shall be implemented and managed in accordance with the approved scheme thereafter.

(b) The approved scheme shall be implemented prior to the first use of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development and to secure appropriate wind mitigation pursuant to policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

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 Mining Remediation Authority.

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Date: 28 July 2025

Signed:



Julie Roscoe
Director 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, they may appeal to the 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 gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they 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 Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.



INFORMATIVE NOTE

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](http://www.gov.uk)

Informative Note valid from 1st January 2025 until 31st December 2026



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](#)

Standing Advice valid from 1st January 2025 until 31st December 2026