

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

Mayfield Development Partnership LP
The Gatehouse
11 Baring Street
Manchester
M1 2PY

Agent (if used)

Mr Michael Percival
Deloitte LLP
Hanover Building
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Erection of a temporary construction compound and logistical hub (Sui Generis) to facilitate the construction of Mayfield Phase 1 (approved under application ref no 132255/JO/2021 and 125248/FO/2019 as amended) and neighbouring infrastructure developments until July 2030.

Location: Mayfield Site Compound, Hoyle Street, Manchester, M12 6HG

Date of application: 13 June 2023

Application number: 137072/FO/2023

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Appropriate conditions were attached to the decision to ensure an acceptable development with the agreement of the applicant / agent.

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 permission hereby granted is for a limited period only, expiring on 03 July 2030.

The use hereby permitted shall be discontinued no later than the 03 July 2030 and the buildings and works comprising the development are required to be removed no later than one month from the use ceasing.

Reason - The use hereby granted is for a temporary period only to help meet the construction requirements of major developments projects in the local vicinity, which are part of a long term strategy for significant investment and regeneration in Mayfield and Piccadilly, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Existing Site Plan drawing ref. 20352 SK21, Revision A);

(b) Dwgs Proposed Site Plan - Option 1 (drawing ref. 20352 SK32, Revision B), Proposed Site Plan - Option 2 (drawing ref. 20352_SK33, Revision D), and Hoardings Details - Typical Section/ Detail (drawing ref. 20352 SK500, Revision -) all stamped as received 24-05-23;

(c) Buro Happold Technical Note, Mayfield Site Compound, 23 November 2023 00 Updated ecological surveys stamped as received 30-11-23;

(d) Arboricultural Survey (July 2017) by thomson ecology stamped as received 24-05-23;

(e) Transport Statement (2 April 2020) by Civic Engineers stamped as received 24-05-23;

(f) Geoenvironmental and Geotechnical Desk Study Report, (10 August 2017) by Buro Happold stamped as received 24-05-23;

(g) Archaeological Desk-based Assessment (Report No: SA/2019/36) by University of Salford, stamped as received 24-05-23;

(h) Phasing as shown in Dwg 20352 SK32 and as detailed in Deloitte's e-mail dated 04-01-23

DRAINAGE STRATEGY

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant policies EN1, EN15, EN19, DM1 and SP1, of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the approved plans and documents as specified in condition 3, prior to the commencement of each phase as shown in Dwg 20352 SK32 details to include;

*Display of an emergency contact number;

*Details of Wheel Washing;

*Compound locations where relevant;

*Location, removal and recycling of waste;

*Routing strategy and swept path analysis;

*Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works; and

*Parking of construction vehicles and staff;

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

5) Prior to the first operation of the development a Noise Management Plan (NMP) shall be submitted and approved in writing by the City Council as local planning authority. The NMP will include an assessment of noise from all activities associated with the temporary site compound, storage area and deliveries.

The development proposed shall include measures such as acoustic enclosing certain plant and restrictions on operating hours and audible alarm systems. Where applicable, the noise assessment will take account of multiple noise sources operating simultaneously and report the cumulative impact.

The noise impact of the development should be controlled to those criteria as set out in the Council's Planning & Noise Technical Guidance.

The development shall then be implemented in full and operated in accordance with the approved NMP. For the avoidance of doubt the strategy may be phased, if necessary.

Reason - In the interests of residential amenity in order to reduce noise and general disturbance in accordance with Policy DM1 and DC26 and the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the approved plans and documents as specified in condition 2, prior to the first operation of the development, a scheme for the storage and disposal of refuse 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.

For the avoidance of doubt, new developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required. For the avoidance of doubt the scheme may be phased, if necessary.

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

7) Before development commences details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The approved hours shall be implemented as part of the development.

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.

8) Notwithstanding the approved plans and documents as specified in condition 3, prior to the commencement of each phase as shown in Dwg 20352 SK32 a scheme for surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards. The scheme shall seek to and include:

- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in vulnerable parts of the site, e.g. site cabins. Hydraulic calculation of the proposed drainage system;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the site and adjacent properties off site;
- Where surface water is connected to Main River, any works within or adjacent to the river that would affect it would require consent from Environment Agency. An email of acceptance of proposed flows and/or new connection will suffice.
- As the compound may cause unusual pollution risk to surface water (large car park areas (>50 parking spaces) and construction vehicles), evidence of pollution control measures (preferably through SuDS) is required.

The scheme may be phased if necessary, and shall be fully implemented in accordance with the approved details within an agreed timescale.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

9) If any external 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

10) Following the expiry of this temporary planning permission (on 03 July 2030) or following the permanent cease of the operation of the temporary development (should the use no longer be required before this 10 year period), a scheme for the full remediation of the construction compound site/land through appropriate hard and soft landscaping which will ensure that the restoration of the site to mitigate for the loss of existing habitat shall be submitted to and approved in writing by the City Council. Unless planning permission for the redevelopment of the site is in place at that time in which case a scheme for temporary remediation should be submitted to and approved in writing by the City Council.

The scheme shall be submitted to the City Council as local planning authority within two calendar months following the expiry of the temporary permission, or following the permanent cease of the use of the land related to this temporary permission.

The subsequently approved scheme shall be implemented in full thereafter, in a timescale to be agreed.

For the avoidance of doubt, should other developments be constructed or proposed on any part of this site/land relating to this temporary planning permission, the remediation strategy shall be amended appropriately in scope to reflect such developments.

Reason: In order to ensure the land/site is appropriately remediated following the cease of the temporary use, in the interests of visual amenity, pursuant to EN1, SP1, DM1, EN8, EN9 and EN15 of the City of Manchester Core Strategy.

11) The development shall be implemented in accordance with the site remediation set out within the Geoenvironmental and Geotechnical Desk Study Report, (10 August 2017) by Buro Happold stamped as received 24-05-23

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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

12) Prior to any earthworks or site clearance a survey for invasive plant species including japanese knotweed and himalayan balsam will occur and the finding supplied to and agreed in writing to the LPA. If any invasive species are present a method statement detailing avoidance, control and eradication measures should be submitted to and agreed in writing by the City Council as Local Planning Authority.

Reason

The above condition is necessary to prevent the spread of Japanese knotweed which is an invasive species. Without it, avoidable damage could be caused to the nature conservation value of the site contrary to national planning policy as set out in the

National Planning Policy Framework paragraph 170 and pursuant to Core Strategy Policy EN15.

13) Prior to implementation details of the perimeter fence design to include adequate standards of security for the site shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

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 Coal Authority in Appendix A.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase.

As indicated in the Transport Statement, it will be necessary to stop up Rachel Street, River Street and part of Chapelfield Road and this will need to be facilitated through S247 agreement via the MCC Statutory Approvals Team and at the developer's expense. In addition, parking restrictions will need to be promoted through traffic regulation order via S278 agreement with this team.

Whilst the buildings to be demolished have been assessed as negligible risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).

No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

As the proposal includes works which could impact the existing operational railway and in order to facilitate the above, a BAPA (Basic Asset Protection Agreement) will need to be agreed between the developer and Network Rail.

The developer will be liable for all costs incurred by Network Rail in facilitating this proposal, including any railway site safety costs, possession costs, asset protection costs / presence, site visits, review and agreement of proposal documents and any buried services searches. The BAPA will be in addition to any planning consent.

The applicant / developer should liaise directly with Asset Protection to set up the BAPA (form attached).

AssetProtectionLNWNorth@networkrail.co.uk

No works are to commence until agreed with Network Rail. Early engagement with Network Rail is strongly recommended.

The applicant is advised that the site is within close proximity of land that may be required to construct and/or operate Phase 2b of a high-speed rail line from Crewe to Manchester and the West Midlands to Leeds, known as High Speed Two. Powers to construct and operate High Speed Two are being sought by promoting a hybrid Bill in Parliament and more information can be found at:

[https://eur03.safelinks.protection.outlook.com/?](https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.gov.uk%2Fgovernment%2Forganisations%2Fhigh-speed-two%2Flimited.%25E2%2580%259D&data=05%7C01%7Cangela.leckie%40manchester.gov.uk%7C6c095484f93a42d8ddd408db7e18e2e0%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638242417579781194%7CUnknown%7CTWFPbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=vMEbURjSNDQ%2BDb4RMoFn%2FjSUC%2BfOphwEDN4g1UOHNdQ%3D&reserved=0)

[url=https%3A%2F%2Fwww.gov.uk%2Fgovernment%2Forganisations%2Fhigh-speed-two%2Flimited.%25E2%2580%259D&data=05%7C01%7Cangela.leckie%40manchester.gov.uk%7C6c095484f93a42d8ddd408db7e18e2e0%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638242417579781194%7CUnknown%7CTWFPbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=vMEbURjSNDQ%2BDb4RMoFn%2FjSUC%2BfOphwEDN4g1UOHNdQ%3D&reserved=0](https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.gov.uk%2Fgovernment%2Forganisations%2Fhigh-speed-two%2Flimited.%25E2%2580%259D&data=05%7C01%7Cangela.leckie%40manchester.gov.uk%7C6c095484f93a42d8ddd408db7e18e2e0%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638242417579781194%7CUnknown%7CTWFPbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=vMEbURjSNDQ%2BDb4RMoFn%2FjSUC%2BfOphwEDN4g1UOHNdQ%3D&reserved=0)

As part of the application form associated with 137072/FO/2023, we note there is an

intention to drain surface water to existing watercourse, in the absence of a detailed drainage strategy, we presume this to the River Medlock, a designated main river and watercourse recognised under the Water Framework Directive (Regulations 2017). Whilst, in this instance, we do not consider it necessary for the EA to be sighted on the details of how surface water from the proposed development site will be achieved, we note the following advisory:

In accordance with the Environmental Permitting (England and Wales) Regulations 2016, an Environmental Permit, granted by the EA, will be required should you intend to discharge liquid effluent / waste water into:

Surface waters, for example, rivers, streams, estuaries, lakes, canals or coastal waters - known as 'water discharge activities'

Ground, such as spreading waste sheep dip, or discharging treated sewage effluent to ground through an infiltration system - known as 'groundwater activities'

Waste Water includes:

- *poisonous, noxious or polluting matter
- *polluting substances
- *waste matter
- *trade or sewage effluent

A permit for this form of operation is not required if intending:

*to discharge uncontaminated water, such as clean rainwater from roofs (as explained in groundwater protection position statement G12) or from small areas of hardstanding to surface waters.

*to discharge uncontaminated water collected from public roads and small parking areas (that's been through a properly maintained oil separator) to surface water

- * for certain low risk groundwater activities, known as groundwater activity exclusions
- * for a closed-loop heat exchanger

You must apply and use appropriate pollution prevention measures to make sure your discharge does not cause pollution. If intending to discharge to pre-existing sewer then the permission of the sewerage undertaker must be obtained prior to associated operations occurring.

For further advice and guidance on this topic matter , please refer to the following gov.uk page: Discharges to surface water and groundwater: environmental permits - GOV.UK (www.gov.uk)

Any facilities, above ground, for the storage of oils, fuels or chemicals must be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund should be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Appropriate procedures, training and equipment should be provided for the site to adequately control and respond to any emergencies including the clean up of spillages, to prevent environmental pollution from the site operations.

Additional information and guidance on this matter is available via:

Oil storage regulations for businesses

Ciria: Containment systems for the prevention of pollution

Code of Practice for suppliers of pesticides to agriculture, horticulture and forestry

BASIS government-recognised inspection scheme

Informative - Non-Road Going Mobile Machinery Emissions

Where a commercial or industrial site involves the use of any non-road going mobile machinery with a net rated power of 37kW and up to 560kW, that is used during construction, and/ or operation, and/ or demolition at that site, we strongly recommend that the machinery used shall meet or exceed the latest emissions standards set out in Regulation (EU) 2016/1628 (as amended). This shall apply to the point that the machinery arrives on site, regardless of it being hired or purchased, unless agreed in writing with the Local Planning Authority.

We also advise, the item(s) of machinery must also be registered (where a register is available) for inspection by the appropriate Competent Authority (CA), which is usually the local authority.

Non-Road Mobile Machinery includes items of plant such as bucket loaders, forklift trucks, excavators, 360 grab, mobile cranes, machine lifts, generators etc. This type of machinery may be used in most construction and demolition projects where plant is needed to assist the build. It may apply to new builds or changes to existing builds where this type of machinery may be needed. This type of machinery may also be used in the ongoing operation of a site. Operations such as logistical warehouses, industrial and manufacturing operations, dock yards or freight terminals, mining operations, mineral/ concrete production, ground works for a variety of projects including landscaping, utilities, road works etc.

Informative - Flood Risk Activity Permit (FRAP)

We note that the northern portion of the proposed temporary development site would involve the undertaking/placement of operations above the River Medlock, a designated main river, which flows in sub-surface culvert (north of Chapelfield Road) beneath the proposed development site area. We note that the interacting area development area is intended to be utilised for material storage. If intending to store heavy materials, we advise careful consideration is given at potential loading placed upon the sub-surface culvert structure.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities/operations which will take place:

*on or within 8 metres of a main river (16 metres if tidal)

* on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)

*on or within 16 metres of a sea defence

*involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert

*in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance on this topic matter please visit <https://www.gov.uk/guidance/floodrisk-activities-environmental-permits>. Some activities may be exempt from requiring a Flood Risk Activity Permit.

The grant of planning permission does not necessitate the grant of an environmental permit/exemption or vice versa.

Date: 13 December 2023

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.

Appendix A



The Coal Authority

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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024