

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

Chung Yue Man
Criterion Capital Ltd
16 Babmaes Street
London
SW1Y 6HD

Agent (if used)

Mr Jay Patel
Savills UK Ltd
Belvedere
12 Booth Street
Manchester
M2 4AW

Part 1 – Particulars of the application/development

Proposal: Change of use of upper floors from offices (Use Class E) to hotel (Use Class C1) with ground floor associated external alterations.

Location: Church House, 90 Deansgate, Manchester, M3 2GJ

Date of application: 23 September 2025

Application number: 144036/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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay.

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:

- o 10036-BUT-XX-00-DR-A-04001-Proposed Ground Floor Plan
- o 10036-BUT-XX-01-DR-A-04002-Proposed First Floor Plan

- o 10036-BUT-XX-02-DR-A-04003-Proposed Second Floor Plan
- o 10036-BUT-XX-03-DR-A-04004-Proposed Third Floor Plan
- o 10036-BUT-XX-04-DR-A-04005-Proposed Fourth Floor Plan
- o 10036-BUT-XX-05-DR-A-04006-Proposed Fifth Floor Plan
- o 10036-BUT-XX-06-DR-A-04007-Proposed Roof Plan
- o 10036-BUT-XX-B1-DR-A-04000-Proposed Basement Plan
- o 10036-BUT-XX-XX-DR-A-04050-Proposed Site Plan
- o 10036-BUT-ZZ-ZZ-DR-A-05001-Proposed Elevations Sheet 1
- o 10036-BUT-ZZ-ZZ-DR-A-05002-Proposed Elevations Sheet 2
- o 10036-BUT-ZZ-ZZ-DR-A-06001-Proposed Sections Sheet 1
- o 10036-BUT-ZZ-ZZ-DR-A-06002-Proposed Sections Sheet 2
- o 10036-BUT-ZZ-ZZ-DR-A-32001-External Door Details
- o Design and Access Statement: 10036 Revision 3, prepared by Buttress
- o Heritage Impact Assessment: 10036 Revision 3, prepared by Buttress
- o Economic Impact Assessment, prepared by Savills
- o Transport Statement and Framework Travel Plan: A25009 Issue 1, prepared by Astute
- o Waste Management and Servicing Strategy: A25009 Issue 2, prepared by Astute
- o Blue and Green Infrastructure Statement: 24-E144-005 Version 2, prepared by Ensphere
- o Environmental Standards and BREEAM Pre-Assessment: 24-E144-004 Version 3, prepared by Ensphere
- o Crime Impact Statement: 2011/0420/CIS/01 Version A, prepared by Greater Manchester Police
- o Bat and Nesting Bird Assessment Report dated April 2025, prepared by Redstone
- o Air Quality Assessment: 8915r2 Version 2 prepared by Redmore
- o Ventilation Strategy Report: P2503 Issue 0001, prepared by McKee Associates
- o Shopfront Design Guide: 10036 Version 1, prepared by Buttress

All received by the City Council as Local Planning authority on the 23 September 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 and the National Planning Policy Framework.

3) Prior to the installation of the entrance door as shown on drawing nos. 10036-BUT-ZZ-ZZ-DR-A-05001-P04 and 10036-BUT-ZZ-ZZ-DR-A-32001-P01, a product specification for door shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - To secure a satisfactory detailed development in accordance with the provisions of Manchester Core Strategy Policies SP1, DM1, CC9, EN1 and EN3 and the National Planning Policy Framework.

4) Prior to the commencement of the development hereby approved, a detailed construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

- o Hours of site opening/operation;
- o Display of an emergency contact number;

- o Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions;
- o Compound locations where relevant;
- o Details regarding location, removal and recycling of waste (Site waste management plan);
- o Phasing and quantification/classification of vehicular activity;
- o Types and frequency of vehicular demands - Routing strategy and swept path analysis;
- o Parking for construction vehicles and staff;
- o Sheeting over of construction vehicles;
- o A commentary/consideration of ongoing construction works in the locality;
- o Construction and demolition methods to be used;
- o The erection and maintenance of security hoardings where relevant;
- o Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- o Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;
- o Pedestrian management proposals;
- o Loading and unloading of plant and materials;
- o The design, erection, maintenance and dismantling of scaffolding.
- o A dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site

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 construction of the development shall then be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

5) The development hereby approved shall be carried out in accordance with the Framework Travel Plan: A25009 Issue 01, prepared by astute and received by the City Council, as Local Planning Authority, on the 23 September 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 living at the development;
- ii) a commitment to surveying the travel patterns of residents/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 occupation of the development, a Travel Plan for the development which takes into account the information about travel patterns gathered pursuant to item (ii) 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 residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

6) Notwithstanding the submitted design strategy, prior to the first occupation of the development hereby approved, a signage strategy shall be submitted to and agreed in writing by the Local Planning Authority. All signage displayed at the property shall accord with the approved details.

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

7) a) Prior to the installation of internally (where required to extract externally) and externally mounted plant, equipment and servicing, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first occupation of the hotel hereby approved, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

8) a) The development hereby approved shall proceed in accordance with the submitted Air Quality Assessment: 8915r2 Dated 22nd April, prepared by Redmore Environmental and received by the Local Planning Authority on 23 September 2025.

b) Prior to occupation of the development any proposed mitigation measures, shall be implemented and then verified as such in writing by the City Council as local planning authority. The approved scheme shall then remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

9) a) Prior to the commencement of development, a scheme for the gas boilers shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the emissions from boilers would not exceed the criteria within the Institute of Air Quality Management.

b) Prior to the occupation of the development, confirmation shall be submitted to confirm the installed boilers, and the emissions comply with the approved details within part a) of this condition, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To secure a reduction in air pollution from boilers in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

10) The development hereby approved shall be carried out in accordance with the Crime Impact Statement (2011/0420/CIS/01, Version A) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 23 September 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.

11) a) Prior to the commencement of development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, as well as end use, 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 construction and operation 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 prior to construction being completed, a detailed report which takes into account the information and outcomes about local labour recruitment for the construction phase of the development 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).

12) 12 a) Prior to the commencement of development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the end use, 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 construction and operation 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 three months of the commencement of the approved use, a detailed report which takes into account the information and outcomes about local labour recruitment for the end use of the development 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).

13) The details of the approved Waste Management and Servicing Strategy (A25009 Issue 02), prepared by astute and received by the Local Planning Authority on 23 September 2025 shall be implemented as part of the development and be in place prior to the first use 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.

14) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, with deliveries/waste collections on Sundays/Bank Holidays confined to 10:00 to 18:00

Reason - To safeguard the amenities of the occupiers of nearby properties.

15) No part of the development shall be occupied until the secure internal space and facilities for the parking of a bicycles as shown on drawing no. 10036-BUT-XX-B1-DR-A-04000-P02 (Basement Plan), as received by the City Council as Local Planning Authority, on 23 September 2025. The approved details shall be implemented prior to the first use of the development.

The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking for the duration of the use.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

16) Notwithstanding the submitted Bat and Bird Nesting Assessment Report, prepared by Redstone Ecology and received on 23 September 2025 by the Local Planning Authority, prior to the installation of lighting, a lighting design shall be submitted to and approved in writing by the City Council as Local Planning Authority. The lighting strategy shall be designed in line with the best practice guidance to avoid negative impacts on bats.

The approved lighting scheme shall be implemented and be in place prior to the first use of the development and thereafter retained and maintained.

Reason - To prevent the works from disturbing bats pursuant to policies EN15 and DM1 of the Core Strategy.

17) 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.

18) a) Prior to the first occupation of the development hereby approved, details of bat box provision on site shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt a minimum of at least 1.no bat box should be proposed. The approved details shall then be installed on site. The approved details shall then be installed on site prior to the first use of the development.

b) Prior to the first occupation of the development, a verification report confirming the installation of the approved measures shall be submitted to and approved in writing by the Local Planning Authority. The approved boxes shall then be retained thereafter for the lifetime of the development.

Reason - In order to secure a biodiversity net gain on site in accordance with Manchester Core Strategy Policy EN15, Places for Everyone Plan Policy JP-G9 and the National Planning Policy Framework.

19) The development hereby approved shall include for full level access to be provided. The accessible rooms hereby approved, as shown on drawings 10036-BUT-XX-01-DR-A-04002-P01, 10036-BUT-XX-03-DR-A-04004-P01, 10036-BUT-XX-04-DR-A-04005-P01, 10036-BUT-XX-02-DR-A-04003-P01 and 10036-BUT-XX-05-DR-A-04006-P01 shall be made available for use prior to the first use of the development and be retained thereafter for its lifetime.

Reason - In the interest of securing fully accessible accommodation in accordance with Core Strategy Policy DM1, the National Planning Policy Framework and the Equality Act 2010.

20) The premises other than the ground floor commercial units shall be used for Class C1 (Hotels) and for no other purpose (including any other purpose within Class C of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

21) Notwithstanding drawing nos. 10036-BUT-ZZ-ZZ-DR-A-05001-P04 and 10036-BUT-ZZ-ZZ-DR-A-05002-P03 (Received 23 September 2025), prior to the commencement of

the development, full and final details for the refurbishment and/or replacement of window shall be submitted to and approved in writing by the Local Planning Authority. If secondary glazing is proposed, detailed existing and proposed sections should be included. The development shall then be carried out in accordance with the approved details and the works completed prior to the first use of the development and thereafter retained and maintained.

Reason - In the interests of visual amenity and to enhance the appearance of the Parsonage Gardens Conservation Area, in accordance with the provisions of Manchester Core Strategy Policies SP1, DM1, CC9, EN1 and EN3 and the National Planning Policy Framework.

22) Notwithstanding the approved drawing no. 10036-BUT-ZZ-ZZ-DR-A-05002-P03, prior to the commencement of development, a detailed design and samples for the replacement of the ground floor doors as annotated as 'P' and 'O' on drawing no.10036-BUT-ZZ-ZZ-DR-A-05002-P03 shall be submitted to and approved in writing by the Local Planning Authority. This shall include drawings, cross sections and a full-size sample. The approved details shall be implemented in full as part of the development.

Reason - In the interests of visual amenity and to enhance the appearance of the Parsonage Gardens Conservation Area, in accordance with the provisions of Manchester Core Strategy Policies SP1, DM1, CC9, EN1 and EN3 and the National Planning Policy Framework.

23) Notwithstanding the approved drawing 10036-BUT-ZZ-ZZ-DR-A-32001-P01, prior to the installation of the main entrance door, the final detailed design of the entrance door shall be submitted to and approved in writing by the Local Planning Authority. This shall include elevation and section drawings, details of materials and a product specification.

The development shall then be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and to enhance the appearance of the building and the Parsonage Gardens Conservation Area, in accordance with the provisions of Manchester Core Strategy Policies SP1, DM1, CC9, EN1 and EN3 and the National Planning Policy Framework.

24) Any future external alterations to existing ground floor shopfronts fronting St Mary's Gate and Deansgate at Church House (90 Deansgate), shall demonstrate accordance with the principles set out in the Shopfront Design Guide, prepared by Buttress and received by the Local Planning Authority on 23 September 2025.

Reason: In the interests of visual amenity and to ensure that future shopfront alterations preserve and enhance the character and appearance of the building and the Parsonage Gardens Conservation Area, in accordance with the provisions of Manchester Core Strategy Policies SP1, DM1, CC9, EN1 and EN3 and the National Planning Policy Framework.

25) Prior to the first occupation of the hotel use hereby approved, details of the proposed dropped kerb works shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall then be implemented in accordance with the approved details.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

26) Prior to the occupation of the hotel use hereby approved and prior to any external repairs, a repair strategy shall be submitted to and approved by the Local Planning Authority. This shall include product specifications and samples of materials to be used.

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

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of 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 Mining Remediation Authority.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk.

The submission of the off-site Section 278 highways work is required for the detail relating to the dropped kerbs for the movement of the wheeled waste bins

Any new external lighting must be designed in line with best practice guidelines (e.g. <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting>) to avoid impacts on nocturnal animals such as bats

Date: 20 November 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.



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](https://www.mra.gov.uk)

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