

<u>APPLICATION NO:</u>	24/00081/DEMCON	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	The Clock Face, 54 Derby Street, Prescot		
<u>PROPOSAL:</u>	PRIOR NOTIFICATION FOR DEMOLITION OF LEAN - TO BUILDING TO THE NORTH OF THE STABLE RANGE AT THE CLOCK FACE		

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Residential Area

Site Description

The application relates to a building associated with the Clock Face and existing Public House Located on Derby Street, Prescot. The Clock Face PH, Nos. 52 - 54) is a Grade II Listed Building and located within the Prescot Conservation Area.

The application relates to a lean-to structure which is attached to the Stable Block on the site which is a Grade II listed building (Stable Block to North East of Number 54 Derby Street).

The list description reads:

PRESCOT DERBY STREET (north side) Stable block to north east of No 54 (formerly listed as Stable block to north east of West End House)

Former stables. Early C19. Brick with stone dressings, slate roof. 2 storeys, 4 bays, with 2 bays of one storey to left. Plain cornice to 1st 2 bays. Sashes with glazing bars flank entrance to 1st 2 bays. 3rd bay has entrance and inserted garage door; 4th bay has segmental-headed cart entrance. 5th bay has entrance and end bay has boarded window. 1st floor has window to 3rd and 4th bays, that to 3rd bay sashed, that to 4th bay boarded. Pitching eye to 5th bay. 5th and 6th bays have remaining stalls. Included for group value.

The listed building to which the application property is attached is also proximate to a number of other Listed Buildings. 52 and 54 Clock Face Public House, Derby Street (Grade II) and the adjoining cottages at 44 – 50 Derby Street also (Grade II).

The outbuilding range which includes the lean-to to which this application relates is located to the northeast of the Clock Face PH and is separately listed at Grade II.

The application site is also allocated as a Primarily Residential Area. Prescot Town Centre Conservation Area lies directly adjacent to the site. The boundary runs between the listed Stable and the attached lean-to subject of this application.

To the north and west of the site is the former Whittaker's Nursery site, currently being built out for residential development. Other residential properties are located to the south beyond the dual carriageway.

Proposal

The application under consideration constitutes a notification under Class B, Schedule 2 of Part 11 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The application seeks a determination as to whether the prior approval of the Local Planning Authority will be required as to the method of demolition and any proposed restoration of the site thereafter.

The application relates to the demolition of a lean-to building attached to a Grade II listed building (Stable Block to North East of Number 54 Derby Street). The application indicates that the proposed demolition is proposed as a matter of urgency, in view of its current condition and its located to the rear of the listed stable range. The application further indicates that the aim of the works is to safeguard the significance of the Grade II listed stable block.

By way of background, the lean-to building which is brick built has been engulfed by vegetation and the supporting information explains that the roof structure is struggling with the weight of the vegetation and excessive deflection is visible externally, with the central section having failed and collapsed inward. Given the uncertainty of the roof structure the applicant's surveyor has deemed it unsafe to carry out surveys and in order to proceed with surveying the condition of the building, the vegetation will need to be removed.

The supporting Demolition Method Statement indicates that *"the programme is to be informed by initial investigation of the physical arrangement of the lean-to and the stable block which will require targeted vegetation removal in the first instance... due to the amount of vegetation covering the structure, there is no safe way to install temporary propping to the external walls of the mono-pitch barn. Any temporary propping would not sufficiently be fixed back to the brickwork. The current condition of the roof and weight of vegetation on the roof is also preventing any safe access into the building so no internal temporary propping can currently be installed."*

The applicant's assumption at this stage is that from inside the main barn there is no sign or indication the lean-to roof or first floor bears directly into the barn masonry, so it is believed to be faced fixed to the outside of the barn with a timber wall plate or similar.

The Demolition Method Statement which supports the application recommends a methodology for the demolition and making good of the north wall of the Grade II listed stable range. This comprises **Stage 1 – Investigation** which will include vegetation removal. It is noted that should the removal of vegetation lead to unexpected movement of the lean-to walls and roof structure and the north wall of the stable block, works will cease and investigation by a structural surveyor will be initiated to advise on appropriate mitigation to minimise uncontrolled collapse of the lean-to and to safeguard the listed building. The proposed methodology would become clearer once vegetation has been removed and would be informed through discussion with the Council's Conservation Officer. During the investigation stage any further submission for listed building consent required in respect of demolition will be sought if necessary.

The application identifies recommendations for the scope of works **Stage 2: Demolition**, this will be reviewed and amended if necessary following Stage 1. It is noted that brickwork will be salvaged where possible and appropriately stored for inspection by the Council's Conservation Officer for use in any repairs to the north elevation of the Grade II listed stable should this be required.

Stage 3: Make Good / Repair – proposes recommendations for the scope of works which will be reviewed following the completion of stage 2 and which would include a review of the condition of the rear wall of the listed building stable range and which will identify any repair works to make good. The document indicates that the Council's Conservation Officer will be consulted on the specification of repointing and should any larger openings in the masonry become apparent to agree specifications.

The site would be restored with top soil and seeded (Dwg. No. 1519.503 - Proposed Plan).

Consultations

Prescot Town Council - No Comments Received

Merseyside Environmental Advisory Service -

Environmental Health - No objection in principle - request further information in relation to noise; burning of materials on site; neighbour letter drop; reporting of unexpected contamination; and importation of soil / material.

Highway Authority - No objections.

Conservation & Design Officer - Advises that given the risks to the listed building, and the aspects of the method of demolition and the details of repairs further details should be required.

Representations

The applicant has submitted a copy of the notice of the proposed demolition, which was posted on 20 February 2024 and which has been posted by the applicant for a period of not less than 21 days in accordance with the requirements of Conditions B.2 (b)(iv) of Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

There is no requirement for the Local Planning Authority to notify neighbours of this application.

Policy Context

The application is not determined having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the Development Plan is not decisive in this instance.

Legislative Context

This is not a planning application; it is an application to determine whether prior approval is required for the means of demolition and restoration of the site.

The application is submitted under Schedule 2, Part 11, Class B of the Town and

Country Planning (General Permitted Development) (England) Order 2015 (as amended). The application is therefore a notification of intention to carry out permitted development under Class B (demolition of building).

Class B of Part 11, Schedule 2 of the GPDO gives permitted development rights for demolition that has obtained prior approval. In accordance with the above, the developer must, before beginning the development, apply to the Local Planning Authority for a determination as to whether prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site.

The purpose of this control is to give Local Planning Authorities the opportunity to regulate the details of demolition in order to minimise the impact that activity/process on the local amenity. The merits of the demolition of the buildings are not open for consideration.

Class B.1 states that development is not permitted by Class B if-

(a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;

Having regard to case law at R (Save Britain's Heritage) v Herefordshire Council [2023] EWCA Civ 723, the Court of Appeal (The Senior President of Tribunal it is noted that *"there are essentially three elements, or limbs, to the exclusion, namely (1) the building must have been rendered unsafe or be otherwise uninhabitable (2) by the action or inaction of a person having an interest in the land and (3) it is practicable to secure safety or health by works of repair or works for affording temporary support.*

"Unhabitable" in this context means unusable. All three elements must be present for the building to fall within the scope of the exclusion in paragraph B.1(a) to permitted development rights. Unless all three elements are present, the demolition of the building is permitted development within the meaning of Class B."

In terms of (1) the supporting documents demonstrate that building has been rendered unsafe and uninhabitable. In regard to (2) this is applicable in this case, although the intention of the owner in rendering the building unsafe or uninhabitable is not relevant to the exclusion. Turning to (3) it is noted in the supporting documents that the building cannot be adequately surveyed at this stage. There are clear risks that further deterioration of the building could result in detrimental impacts on the listed Stable Block if the building proposed for demolition were to collapse. Evidence of the impact of movement of the application building can be seen in the supporting Addendum to Report Outlining Structural Remedial Works (JBL 6 October 2023) which states that in March 2022 the chimney breast on the listed Stable Block had to be removed due to the vegetation causing movement to the brickwork and the chimney partially collapsing from movement of the masonry; the chimney was removed externally in full, to ensure no further damage was caused.

It has been demonstrated by the applicant that it is not practicable to secure safety or health by works of repair or works for affording temporary support in this instance. As such the demolition of the building is permitted development within the meaning of Class B subject to the following considerations.

(b) the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)

“relevant demolition” means the demolition of a building that—

- (a) is situated in a conservation area in England; and
- (b) is not a building to which section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not apply by virtue of section 75 of that Act (listed buildings, certain ecclesiastical buildings, scheduled monuments and buildings described in a direction of the Secretary of State under that section).
The proposal is not for ‘relevant demolition’.

Not applicable in this instance.

(c) the building is used, or was last used, for a purpose falling within—

- (i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order;**
or
- (ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order;**

Not the case in this instance.

(d) the building is used, or was last used, for the purpose of—

- (i) a concert hall;**
- (ii) a venue for live music performance; or**
- (iii) a theatre; or**

Not the case in this instance.

(e) the demolition relates to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure—

- (i) that is a listed building;**
- (ii) that is a scheduled monument;**
- (iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship;**
- (iv) within the grounds of a museum or art gallery; or**
- (v) within the curtilage of a dwellinghouse**

The building is not considered to meet any of the above criteria.

Paragraph **B.2** states that Development is permitted by Class B subject to the following conditions -

(a) where demolition is urgently necessary in the interests of safety or health and the measures immediately necessary in such interests are the demolition of the building the developer must, as soon as reasonably practicable, give the local planning authority a written justification of the demolition;

Not applicable as an application for prior approval submitted for consideration.

(b) where the demolition does not fall within paragraph (a) and is not excluded demolition—

“excluded demolition” means demolition—

- (a) on land which is the subject of a planning permission, for the redevelopment of the land, granted on an application or deemed to be granted under Part 3 of the Act (control over development),*
- (b) permitted to be carried out by a consent under Part 1 of the Ancient Monuments and Archaeological Areas Act 1979 (scheduled monument consent),*
- (c) permitted to be carried out by a consent under Part 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (listed building consent),*
- (d) required or permitted to be carried out by or under any other enactment, or*
- (e) required to be carried out by virtue of a relevant obligation;*

Not relevant to this application.

(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site;

The application under consideration seeks prior approval for the method of demolition and proposed restoration of the site. The details of the submission are fully assessed further on in this report.

(ii) an application described in paragraph (b)(i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid;

The requirements of (ii) have been met.

(iv) subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority;

The application is accompanied by evidence that (iv) has been complied with.

(v) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in paragraph (b)(iv) has elapsed, the applicant is treated as having complied with the requirements of that paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;

The onus is on the applicant to comply with this requirement.

(vii) the development must not begin before the occurrence of one of the following—

- (aa) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;**

- (bb) where the local planning authority give the applicant notice within 28 days following the date of receiving the application of their determination that such prior approval is required, the giving of such approval; or***
(cc) the expiry of 28 days following the date on which the application was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;

This determination of this application will meet the above condition. The onus is also on the applicant to comply with this condition.

(viii) the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—

- (aa) where prior approval is required, in accordance with the details approved;***
(bb) where prior approval is not required, in accordance with the details submitted with the application;

This condition is the responsibility of the applicant to comply with.

(ix) the development must be carried out—

- (aa) where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given;***
(bb) in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (b)(ii)

This condition is the responsibility of the applicant to comply with.

Listed Building Considerations

Significance

The lean-to proposed for demolition was built as a stable in the 19th Century, as an ancillary structure to West End House (now Clock Face PH). It was constructed to the rear of an existing stable block. The brick and stone construction of the lean-to is typical for the era of its construction and was an attractive structure, however it displays comparably lesser architectural interest than the main stable block range.

The lean-to adds to the significance and setting of the listed Stable Block and West End House in that it is part of the arrangement of buildings on site, which through their design and fabric demonstrate the high status of the site and how the site was used by those who lived and worked there historically.

Assessment of Proposal

The method of demolition and site remediation proposals should be viewed in light of the impacts on the adjoining listed building and its setting. The defects to the building mean the building is too dangerous to survey fully prior to works beginning. The Council's Conservation Officer has advised that this leaves considerable uncertainty as to the potential impacts on the attached Grade II listed stable block, or the need for Listed Building Consent. In particular:

- It is currently unknown how the lean-to is connected to the listed stable block so there are no specific proposals able to be provided to clarify how the structure will be disconnected from the listed building.
- The lack of safe access and unknown structural connections between the lean-to and stable block means that definitive proposals for 'making good/repairs' following demolition cannot be provided upfront; and
- The poor condition of the lean-to structure means there is a risk of its collapse during the works, which could damage the (presumed) attached listed building.

To address this the Demolition Method Statement provides for proposals to be reviewed and amended as necessary at different points during the process of demolition (i.e. prior to commencement of each of stages 2 and 3). The reason being that these are the earliest points at which the scope and detail of the necessary works for stage 2 (Demolition) and stage 3 (Making Good / Repair) will become clear. There are also details reserved for agreement with the Council's Conservation Officer such as the mortar mix to be used in repairs. Broadly this approach is supported. The supporting documentation also acknowledges the need for a careful and staged approach to the demolition, and includes aspects which will mitigate the risk of collapse.

The grass seeding of the site subsequent to demolition is acceptable.

The Council's Conservation Officer has advised that given the risks to the listed building, and the aspects of the method of demolition and the details of repairs which remain unclear, that further details should be required. The Conservation Officer considers that the method statement should be enhanced to clearly include for written agreement with the Local Planning Authority (LPA) to be reached over the scope and detail/specification of works prior to commencement on site of each of stage 2 and stage 3 of the works as described within the demolition method statement.

However, paragraph g) of that document states at Stage 1 – Investigation that:

g) Upon completion of the targeted vegetation removal, photographs of the structure will be taken and a site visit with ourselves and the demolition contractor will be undertaken to re-assess the structure to inform upon:...

II. The proposed methodology for demolition as more of the structure should be visible and we would be able to avoid any assumptions currently made. This would be informed through discussion with KMBC Conservation Officer.

It is also noted at para. h) that there would be submission of any necessary listed building consent required in respect of demolition and consequent repair works.

The report also acknowledges at Stage 2 – Demolition that before any of its recommendations the scope of works is to be reviewed and amended if necessary following completion of Stage 1.

Based on the above it is considered that the level of information contained within the Demolition Method Statement is sufficient to ensure that agreement can be reached over the scope and detail/specification of works prior to commencement on site of each of stage 2 and stage 3.

An informative will be attached to any decision to advise the applicant that Listed Building Consent may be required for the works of disconnecting the structure from the Grade II listed building and works for making good and repair.

Highway Considerations

The Council's Highways Engineers have raised no objection to the proposal.

Environmental Considerations

The Council's Environment Health Officer advised in their consultation response that additional information was required, this is having regard to potential for noise or dust produced on site, as the site is close to residential properties. The additional requested related to such matters as:

- Impacts of noise from machinery / plant and associated demolition works;
- No burning of materials on site;
- Neighbour letter drop being required;
- Reporting of unexpected contamination; and
- Importation of soil / material to be tested.

Noise

The applicant has incorporated the environmental and noise related points raised by the Council's Environmental Health Officer into the supporting Construction and Environmental Management Plan (CEMP) to satisfactorily address the comments made.

Neighbour Letter Drop

The Environmental Health Officer requested that the applicant advise whether a letter drop to neighbours would be undertaken as this is good practice. The applicant has confirmed that they do not intend to carry out a letter drop. This is considered to be reasonable having regard to the scale of the proposed demolition and that land to the north is currently a construction site for a residential development (227 no. dwellings, vehicular/pedestrian accesses, landscaping & associated infrastructure, Orchard Park – Taylor Wimpey (19/00684/FUL)).

Contamination / Importation of Soil

It is unlikely that there would be any harm in relation to contamination although an informative will be added in relation to unexpected contamination in this regard.

A condition, requested by Environmental Health Officers in relation to the importation of soil/material is not permitted with this type of application. Further details have been provided within the supporting CEMP which indicates that: *No soil will be imported onto the site until it has been tested for contamination and assessed for its suitability for the proposed development. The methodology will include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall be carried out prior to the soil being brought onto site and evidence made available to the Council on request.*

Officers are satisfied that the applicant has demonstrated that the demolition works would not have any significant impacts on the surrounding environment in terms of

the above issues.

Ecology

Bats

The applicant has submitted reports in accordance with Local Plan policy CS8 which meet BS 42020:2013 and comprise:

- Preliminary Ecological Appraisal, Tyrer Ecological, 15 November 2022.
- Dusk Survey Results, Tyrer Ecological, 18 September 2023.

The Council's Ecologist has advised that the report states that no evidence of bat use or presence was found. The Local Planning Authority does not therefore need to consider the proposals against the three tests (Habitats Regulations).

However, a structure of moderate bat roost potential will be lost and the Council's Ecologist has advised that bat boxes should be affixed to the retained structure or trees to mitigate for lost roosting habitat. The supporting CEMP identifies that 1 no. bat box will be affixed to the stable block or the pub, the box type and siting will be informed by the applicant's appointed ecologist.

Birds

The supporting CEMP states that the mono-pitch barn (where safe to access) will be checked by an ecologist up to 48 hrs in advance of demolition works commencing to confirm vegetation removal and demolition will not impact any nesting birds or other wildlife. In the event of nesting birds being identified, the advice of the appointed ecologist will be followed.

Security

Security issues are a material consideration. Given the location of the building to be demolished is located to the rear of the Stable Block and that there is no access to the rear to members of the public, it is not considered that it is necessary to secure means of enclosure during demolition and restoration works.

Officers are satisfied that the site would not pose any unacceptable security risks during the works demolition works.

Amenity

The application indicates that following demolition the ground would be cleared of any substrate. The restoration would comprise infill material, top soil and seeded with grass.

Officers are satisfied that the applicant has demonstrated that the site would be adequately restored following demolition.

Need For Prior Approval

As part of the process the Local Planning Authority have consulted with the Council's Conservation Officer; Environmental Health; the Local Highway Authority; and the Council's Ecologists (Merseyside Environmental Health Service). Further information has been provided from the applicant that, in officer's view, sufficiently addresses details required by the relevant consultees.

The applicant has provided the information that confirms how demolition works will be undertaken having regard to the listed building, the surrounding environment and highway network.

Conclusion

The application is supported by sufficient information to enable the Local Planning Authority to conclude that the method of demolition and for the site restoration are acceptable. Environmental and ecological impacts can be mitigated through the supporting CEMP.

Recommendation

1. The applicant be informed that under terms of Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015 prior approval for the demolition of the building is required and granted in accordance with the documents set out in Schedule 1.

Signed Case Officer¹: **M Wishart**

Signed Authorising Officer²: **K Foster**

Date: **19 March 2024**

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/02/2024	1519 500	-	Site Location Plan
16/02/2024	1519 501	-	Existing Site Plan
16/02/2024	1519 502	-	Proposed Demolition Plan
16/02/2024	1519 503	-	Proposed Plan
16/02/2024	-	Issue 1.0	Preliminary Ecological Appraisal - November 2022 (Tyrer Consultants Ltd)
16/02/2024	-	Issue 1.1	Dusk Survey Results - September 2023 (Tyrer Consultants Ltd)
16/02/2024	-	-	Report Outlining Structural Remedial Works (JBL - 1 June 2022)
16/02/2024	154986-JBL-XX-ZZ-900 01	-	Addendum to report Outlining Structural Remedial Works (JBL - 6 October 2023)
16/02/2024	-	-	Photographs of Building (taken 12 February 2024)
16/02/2024	HB/KN114/23	-	Cover Letter (Walsingham Planning - 16 February 2024)

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

27/02/2024	-	-	Site Notice Statement (dated 20 February 2024)
18/03/2024	-	-	Construction and Environmental Management Plan (March 2024)
18/03/2024	154986-JBL-XX-ZZ-LT-S-901	-	Demolition Method Statement (JBL - 18 January 2024 - updated 18 March 2024)

Informatives

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;

- 1 The building to which this planning permission relates is attached to a building which is included on the statutory list of buildings of special architectural or historic interest. A separate Listed Building Consent may be required for the proposed works of disconnecting the structure from the Grade II listed stable block and works for making good and repair. Please contact the Councils Development Management Section (Tel : 0151 443 2381) for further advice.
- 2 Breeding birds are protected under the general provision of Section 1 of the Wildlife and Countryside Act 1981 as amended. Whilst the nest is being built or is in use, the eggs, young and nest are protected against intentional and reckless taking, damage and destruction. No tree, scrub or hedgerow felling, management and/or cutting operations should take place during the period 1 March to 31 August inclusive to protect breeding birds.

If tree or vegetation clearance work must be undertaken during the nesting season, a pre-works survey should be conducted by a competent person.

- 3 The proposed development lies within an area that has been defined by the Coal 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 Coal 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 that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal 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. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Informative Note valid from 1st January 2023 until 31st December 2024

- 4 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