

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0964/FULL 19.12.2018	Kijon Developments Ltd Mr Jones Beech Tree House 26 Sunnybank Road Blackwood NP12 1HT	Erect 3 No. new detached dwellings, private gardens and car parking Land Adj To Tynyddfa Lodge Millbrook Road Springfield Pontllanfraith Blackwood NP12 2AL

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: The application site is located on land to the rear of Millbrook Road, Alder Rise and Highland Crescent in Springfield, Pontllanfraith.

Site description: Vacant parcel of land within the settlement limits. The site has been cleared and levelled.

Development: Full planning permission is sought to develop the land for three residential dwellings. Access to the site will be obtained via the existing lane that serves Tynyddfa Lodge and Tynyddfa House, and the extended access road will run to the rear of the properties along Alder Rise.

The proposed dwellings are two-storey, four bedroom detached dwellings, with three parking spaces provided for each property.

Dimensions: Each dwelling is the same size and has a footprint measuring 7.3m in depth and 10.1m in width, with a height to the eaves of 5.9m and 7.2m to the ridge.

### Materials:

Walls: Painted render;

Roof: Dark Grey concrete tiles/slate effect;

Doors and Windows: Dark Coloured Framed double glazed windows and door;

Rainwater Goods: Dark Grey finish to match window frames;

Boundary Treatment: Grey Brick retaining & low walls. 1.8m high feather edged boundary fences to gardens; and

Vehicular Access and hard standing: Tarmac finish to access drive, parking areas to be permeable block paving in light grey to contrast with brick walls.

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Ancillary development, e.g. parking: A turning head facility is provided on site, near plot 3. There is also the provision of the existing garage hardstanding to be used as a bin store area.

### PLANNING HISTORY 2005 TO PRESENT

SPA/17/0086 - Develop four houses - Decided 06.11.17.

### POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Site Allocation: The site is within the settlement boundary of Blackwood.

Policies: Policy SP2 (Development Strategy- Development in the Northern Connections Corridor), Policy SP5 (Settlement Boundaries), Policy SP6 (Place Making), Policy CW2 (Amenity), Policy CW3 (Design Considerations - Highways), Policy CW4 (Natural Heritage Protection), Policy CW6 (Trees, Woodland and Hedgerow Protection), Policy CW7 (Informal Open Space), Policy CW11 (Affordable Housing Planning Obligation) and guidance contained in Supplementary Planning Guidance LDP5: Car Parking Standards, LDP6: Building Better Places to Live, LDP7: Householder Development.

Policy SP2 (Development Strategy- Development in the Northern Connections Corridor) This policy seeks to promote development on brownfield and greenfield sites that have regard for the social and economic function of the area; reduce car borne trips; make the most efficient use of existing infrastructure; and protect the natural heritage from inappropriate forms of development.

Policy SP6 (Place Making) ensures that sustainable places are created and are of an appropriate mix of uses that reflect the role and function of settlements, is of a high standard of design that reinforces attractive qualities of local distinctiveness.

Policy CW2 (Amenity) ensures that development proposals have regard for all relevant material planning considerations to ensure that there is no unacceptable impact on the amenity of adjacent properties or land; the proposal would not lead to overdevelopment; and that the development would be compatible with the surrounding land uses.

Policy CW3 (Design Considerations - Highways) requires developments to ensure that the appropriate car parking standards are adhered to and that the design, layout and proposed materials will not have a detrimental impact on the highway network or highway safety.

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Policy CW4 (Natural Heritage Protection) states that development proposals which will affect natural heritage features will only be permitted where they conserve and where appropriate, enhance the distinctive or characteristic features of the designation, or where the need for the development outweighs the ecological importance of the site.

Policy CW6 (Trees, Woodland and Hedgerow Protection) states that effective measures should be taken to protect existing trees, woodlands and hedgerows that have been identified as worthy of retention through the arboricultural survey process. These features, if integrated sensitively and with due care, will enhance the quality of the development and amenity, safeguard biodiversity and natural heritage resources and minimise loss of trees and woodlands. Where the loss of quality trees, woodlands and hedgerows is unavoidable, the loss should be minimised by providing appropriate replacements. This will ensure that the overall amenity, landscape and ecological value of the site and its setting is conserved.

Policy CW7 (Informal Open Space) requires applications on open parcels of informal open space to ensure that there is sufficient informal open space remaining in terms of recreational and visual amenity.

Policy CW11 (Affordable Housing Planning Obligation) requires sites that are for 5 or more dwellings, or greater than 0.15 Ha in gross site area to provide Affordable Housing. In the Northern Connections Corridor, 25% is sought.

NATIONAL POLICY Planning Policy Wales (10th Edition) and Technical Advice Note 12: Design (2016).

Paragraph 3.16 of PPW states:

"Planning authorities should through a process of negotiation seek to improve poor or average developments which are not well designed, do not take account of their context and consider their place, or do not meet the objectives of good design. Where this cannot be achieved proposals should be rejected. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions. If a decision maker considers that a planning application should not be approved because of design concerns they should ensure that these reasons are clearly articulated in their decision and justified with sufficient evidence".

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Paragraph 2.6 of TAN 12 (2016) states:

"design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities."

### ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? No.

### COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Part of the site lies in a high coal mining risk area. A coal mining risk assessment has been provided as part of this application.

### CONSULTATION

Ecologist - No objection, subject to conditions relating to biodiversity enhancements.

The Coal Authority - No objections raised to the proposal based on the submitted Coal mining Risk Assessment.

Principal Valuer - The applicant has sufficient access rights across the site. As such, no objections are raised by the Principal Valuer.

CADW - No objections raised.

Head Of Public Protection - No objection subject to conditions.

CCBC Housing Enabling Officer - No comments at the time of the report.

Senior Engineer (Land Drainage) - No objection subject to condition.

Transportation Engineering Manager - No objection subject to conditions.

Dwr Cymru - Provide advice to the developer.

Landscape Architect - No objection subject to a landscaping condition.

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Transportation Engineering Manager - No objection subject to conditions.

Senior Arboricultural Officer (Trees) - No objection subject to a condition requiring an Arboricultural Method Statement.

### ADVERTISEMENT

Extent of advertisement: The application was advertised by means of site notice, and letters to the nearby 32 properties.

Response: Five letters of objection received, sent in by two neighbours.

### Summary of observations:

- Impact on the privacy of adjoining properties;
- Loss of view and outlook from existing properties;
- Over-development;
- Loss of views;
- Air pollution from chimneys;
- Noise pollution impact by removing existing trees;
- Potential impact on existing retaining wall;
- Trees that have already been removed has led to a loss of wildlife in the area (e.g. woodpeckers and squirrels);
- Concerns regarding subsidence;
- Impact on wildlife;
- Disruption during construction;
- Concerns regarding refuse access to the site;
- Noise pollution from cars accessing the site.

### SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?

Crime and disorder are not considered to be issues in the determination of this application.

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No. Given that the site has been recently cleared, no objections are raised by the Council's Ecologist.

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### COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes, new residential dwellings are CIL liable. The site is located in the mid-viability zone where the charge is £25 per square metre (plus indexation).

### ANALYSIS

Policies: This application has been considered in accordance with national policy and guidance, Local Plan policies and Supplementary Planning Guidance.

The application site is located within the settlement boundary and in a residential area, therefore the principle of development is acceptable in accordance with policy SP5, subject to material planning considerations. In this instance, those material planning considerations are as follows:

- The impact on visual and residential amenity;
- The loss of open space within settlement limits;
- Access and highway safety; and
- The requirement to provide affordable housing.

### AMENITY

In line with policy CW2 (Amenity), the impact of the development on visual and residential amenity needs to be carefully considered. In visual amenity terms, the application site is relatively well contained by existing trees and vegetation to the north, west and south, and the properties to the east are at a significantly higher level, i.e. the eaves level of the proposed dwellings is approximately at rear garden level of the properties to the east along Highland Crescent. Given the modest scale and design of the proposed properties, they are considered to be acceptable in visual amenity terms, and will have little impact on the visual amenity of the surrounding area.

In terms of the potential impact on the residential amenity of existing nearby properties, the dwellings potentially impacted are those to the west, i.e. Tynyddfa House and Tynyddfa Lodge, and the properties to the east, i.e. 10, 12, 14 & 16 Highland Crescent. The proposed dwellings have been sited and designed in terms of their fenestration to ensure there is no unacceptable impact on the amenity of these properties by way of any overbearing or overlooking impact. Whilst Tynyddfa Lodge is located approximately 20 metres away from Plot 2 as proposed, given the difference in levels, a suitably located boundary fence will ensure that there is no loss of privacy as a result of the development. Whilst there is a difference in levels, the architect has submitted plans demonstrating that there will be no unacceptable overbearing impact on the rear facing windows of Tynyddfa Lodge.

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The closest properties along Highland Crescent are located between 22-26 metres away from Plots 2 & 3 and sited at a higher level. The development will not have an unacceptable impact on the residential amenity of these properties. For the reasons outlined above, the proposed development accords with Policy CW2.

### OPEN SPACE

In accordance with policy CW7 (Protection of Open Space), an open space assessment has been conducted in line with guidance set out in LDP8: Protection of Open Space SPG. The Open Space Assessment (OSA) highlighted that within a 0.5km buffer of the site area, there is only 0.91 Ha of open space (where the requirement would be 2.16 Ha). As such the application fails the first criterion of policy CW7. The second criterion of Policy CW7 relates to the value of a site as a recreational resource or an area of visual amenity. As the site is privately owned and inaccessible to the public, it offers no recreation resource value. In visual amenity terms, given its isolation location and screening by existing trees and vegetation, the land provides very little visual amenity value from the public realm. For these reasons, the proposal is not considered to be unacceptable in relation to Policy CW7.

However, given that there is a significant amount of formal open space in the area (over 8 Ha), the loss of this unusable and inaccessible site is not deemed to be contrary to policy CW7.

### ACCESS AND HIGHWAY SAFETY

Policy CW3 of the Local Development Plan relates to highway considerations and states that development proposals should have regard for the safe, effective and efficient use of the transportation network. The proposal creates a new access beyond the existing access that serves Tynyddfa Lodge and House up to the application plateau, the provision of a turning head, and off-street parking provision in accordance with the adopted Car Parking Guideline. The Transportation Engineering Manager raises no objection based on the submitted plans subject to conditions.

### AFFORDABLE HOUSING

As the site area exceed 0.15 hectares in gross site area, the development triggers the need to provide an element of affordable housing either onsite or by way of an off-site contribution in accordance with policy CW11. However, the applicant has submitted a viability assessment that demonstrates that the development is incapable of providing such a contribution due to viability reasons. For this reason, the proposal is not considered to be unacceptable in this regard.

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Comments from Consultees: No objection subject to conditions and advice.

Comments from public:

- Impact on the privacy of adjoining properties - This impact has been addressed above. The proposal is considered to be acceptable in terms of its impact on existing neighbouring properties.
- Loss of view and outlook from existing properties - This impact has been addressed above. The proposal is considered to be acceptable in terms of its impact on existing neighbouring properties.
- Over-development - As outline above, the proposed development is not considered to represent over-development of the application site.
- Loss of views - Loss of view is not a material planning consideration.
- Air pollution from chimneys - This is unlikely to occur. However, any such impact could be controlled via Environmental Health legislation if it did prove to be an issue.
- Noise pollution impact by removing existing trees - No objection is raised by environmental health. Furthermore, trees provide limited acoustic reduction value.
- Potential impact on existing retaining wall - The proposed retaining wall has been stepped to reduce its overall massing on the properties below.
- Trees that have already been removed has led to a loss of wildlife in the area (e.g. woodpeckers and squirrels) - Any works undertaken prior to the planning application being made are outside of the control of the Local Authority. Furthermore, there are no TPO trees on the application site.
- Concerns regarding subsidence - It is the responsibility of the developer to ensure the development does not cause damage to third party property or land.
- Impact on wildlife - No objection is raised by the Council's Ecologist subject to conditions.
- Disruption during construction - There will inevitably be a degree of disruption during works as with all development. However, conditions will be attached to the permission to ensure noise and dust are appropriately controlled onsite during works.
- Concerns regarding refuse access to the site - The proposed development includes lane widening and a turning head to serve such vehicles and the proposed dwellings.
- Noise pollution from cars accessing the site - This is not considered to be a matter of concern given the limited noise generated by private motor vehicles.

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Other material considerations: The proposed development will provide three new dwellings within the settlement boundary that will contribute to the Council's 5-year housing land supply.

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.  
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
REASON: In the interests of the visual amenity of the area.
- 03) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.  
REASON: To ensure the development is served by an appropriate means of drainage.
- 04) Prior to the commencement of the development (above DPC level) a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before any of the dwellings hereby approved are first occupied.  
REASON: In the interests of the visual amenity of the area in accordance with policy CW2 of the Adopted Caerphilly County Borough Local Development Plan up to 2021.

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- 05) Prior to the commencement of the development (above DPC level) a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the first occupation of any part of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.  
REASON: In the interests of the visual amenity of the area in accordance with policies CW2 and SP6 of the Adopted Caerphilly County Borough Local Development Plan up to 2021.
- 06) The buildings shall not be occupied until the areas indicated for the parking of vehicles have been laid out in accordance with the submitted plans to the written satisfaction of the Local Planning Authority, and those areas shall not thereafter be used for any purpose other than the parking of vehicles.  
REASON: In the interests of highway safety and to comply with the requirements of Policy CW3 of the Adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) The proposed private driveway, incorporating a turning facility, shall be completed to a standard to be agreed in writing by the Local Planning Authority prior to any construction works of the dwellings commencing on site, to ensure that construction vehicles can enter and leave the site in a forward gear.  
REASON: In the interests of highway safety and to comply with the requirements of Policy CW3 of the Adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) The proposed private driveway shall have a maximum gradient not exceeding 1:8. The driveway shall be constructed in permanent materials to be agreed in writing with the Local Planning Authority, shall be completed prior to beneficial occupation of the development.  
REASON: In the interests of highway safety and to comply with the requirements of Policy CW3 of the Adopted Caerphilly County Borough Local Development Plan up to 2021.

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- 09) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.  
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
- 10) No development or site/vegetation clearance shall take place until a detailed reptile Mitigation Strategy has been prepared by a competent ecologist and submitted for the approval of the Local Planning Authority. The approved measures shall be strictly complied with.  
REASON: To ensure that reptiles are protected.
- 11) Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of any vegetation or site clearance works, details of the retention, protection and enhancement of the existing boundary vegetation, shall be submitted to the Local Planning Authority for approval. The approved details shall be strictly complied with.  
REASON: In the interests of biodiversity conservation and enhancement in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Planning Policy Wales (2018) and Tan 5 Nature Conservation and Planning (2009).
- 12) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new properties at Land Adjacent To Tynyddfa Lodge, Millbrook Road, Pontllanfraith, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied.  
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Planning Policy Wales (2018) and Tan 5 Nature Conservation and Planning (2009).

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- 13) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, Swift, House martin or Starling) in the new properties at Land Adjacent To Tynyddfa Lodge, Millbrook Road, Pontllanfraith, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied.  
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Planning Policy Wales (2018) and Tan 5 Nature Conservation and Planning (2009).
- 14) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.  
REASON: In the interests of the amenity of the area.
- 15) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.  
REASON: In the interests of the amenity of the area.
- 16) No vegetation clearance, works or development shall take place until a scheme for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall where the Local Planning Authority consider appropriate include:
- a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan,
  - b) the details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule,
  - c) a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work,
  - d) written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works,

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- e) the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837),
- f) the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase,
- g) the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837),
- h) the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837),
- i) the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (RPA) (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground,
- j) the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing),
- k) the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees,
- l) the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction,
- m) the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site,
- n) the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity,
- o) the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837),
- p) the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837),
- q) the timing of the various phases of the works or development in the context of the tree protection measures,

The development shall thereafter be carried out in accordance with the agreed details.

REASON: In the interests of visual amenity in accordance with policies CW2 and CW6 of the Adopted Caerphilly County Borough Local Development Plan up to 2021.

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- 17) The development shall be carried out in accordance with the following approved plans and documents:

Dwg No. AL.00.001 Rev. H - Proposed Site Layout, received 07.03.2019;

Dwg No. AL.00.002 Rev. B - Proposals - PLOT 1, received 07.03.2019;

Dwg No. AL.00.003 Rev. A - Proposals - PLOT 2, received 07.03.2019;

Dwg No. AL.00.004 Rev. A - Proposals - PLOT 3, received 07.03.2019;

Dwg No. AL.00.007 - Proposed Site Layout - GF Window Positions, received 07.03.2019;

Dwg No. AL.00.009 Rev. A - Proposed Site Layout - Drive Access, received 07.03.2019;

Dwg No. AL.00.006 Rev. C - Proposals - Site Sections/Elevations, received 11.04.2019.

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

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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, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com) or a similar service provider.

If any of the 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](http://www.gov.uk/government/organisations/the-coal-authority).

