



Mr Ben Wyper
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00233/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 4 (coal mining) on planning permission 20/01585/FUL
Location:	Whitbrook Power , Land On The West Side Of Hanson Street, Middleton, Manchester, M24 6AG

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 4 No development shall commence until intrusive site investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features. The findings of the intrusive site investigations shall be submitted to the Local Planning Authority for consideration and approval in writing. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.

Where the findings of the intrusive site investigations (required by the condition above) identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in writing. Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.

Reason: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

Reason for Pre-Commencement Condition: Coal Mining Legacy investigation and any required mitigation measures will require investigation before the significant disturbance to ground and removal of material.

Officer Response: The Coal Authority has responded,

'Accordingly, if the LPA consider that the applicant has satisfied the wording of Condition 4, we would have no objection to them discharging the condition, if they are minded to do so. '

The details submitted 07/03/23 in 'Borehole Log', 'Ground Investigation Report', 'Lab Test Report' and 'Utility Search Report' are approved. **Condition 4 is approved**, I will attach the full consultation response.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services