

Citywide Development Control Policies

DEVELOPMENT CONTROL POLICIES - GENERAL STATEMENT

In addition to the policies set out in Part 1 of the Plan, and those contained within the 17 area statements, the Council will, as appropriate, apply detailed development control policies in relation to the following:-

1. Residential extensions
2. Rest homes and nursing homes (Class 2)
4. Bed and Breakfast establishments
5. Flat conversions
6. Housing proposals on "backland" sites
7. New housing development
10. Food and Drink uses
12. Commercial uses above shopping frontages
14. Shop fronts and related signs
15. Advertisements, hoardings and posters
17. Telecommunications
18. Conservation Areas
19. Listed Buildings
20. Archaeology
22. Footpath protection
23. Petrol filling stations
26. Development and Noise
28. Minerals

These development control policies may be supplemented from time to time with more detailed guidance for those applying for planning permission. These will not, in a legal sense, form a part of the Plan but, where they are prepared, the Council will have regard to them when considering whether to grant planning permission.

1. RESIDENTIAL EXTENSIONS

DC1.1 In determining planning applications for extensions to residential properties, the Council will have regard to:

- a. the general character of the property;
- b. the effect upon the amenity of neighbouring occupiers;
- c. the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. the overall appearance of the proposal in the street-scene;
- e. the effect of the loss of any on-site carparking.

DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
- b. they do not create an undue loss of sunlight, daylight or privacy;
- c. they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

DC1.5 The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

DC1.6 For the avoidance of doubt, policies DC1.1 to DC1.4 apply to domestic houses, flats, houses in multiple occupation, nursing homes, rest homes and hotels.

Reasons: Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions; the policy therefore allows each case to be looked at on its individual merits, having regard to a range of criteria.

2. RESTHOMES AND NURSING HOMES (CLASS C2)

DC2.1 In determining planning applications for rest homes, nursing homes and other uses within Class C2 of the Use Classes Order, the Council will have regard to:

- a. the effect of the operation of the business on the amenity of neighbouring residents;
- b. the standard of accommodation for the intended occupiers of the premises, including the availability of private outdoor amenity space;
- c. the effect of the proposals on visual amenity;
- d. the availability of adequate, safe and convenient arrangements for car parking and servicing;
- e. the ease of access for all, including disabled people;
- f. the desirability of avoiding an over-concentration of special needs or housing in any one area

of the City; and

- g. the desirability of broadly maintaining the existing character of a residential street or group of adjoining streets.

DC2a.1 Planning permission will be refused when it cannot be demonstrated that development proposals will contribute to the achievement of the following objectives for the City's local communities:

- (i) to ensure a more even spread of "special needs" accommodation within local areas and across the City as a whole, in order to encourage provision closer to where needs arise and avoid the need for people to move from their local community to find the accommodation they require;
- (ii) to ensure the protection of the residential character and amenity of family housing within established communities;
- (iii) to avoid the unnecessary loss of the bigger dwelling houses available for larger and extended families;
- (iv) to help local communities accommodate a range of special needs without the risk of social stress;
- (v) to avoid stigmatising a particular neighbourhood or a particular type of accommodation;
- (vi) to create and retain a positive perception of all areas of the City as a contribution towards the goal of maintaining stable and self-sustaining communities;
- (vii) to attempt to sustain the vitality and viability of local economies, by encouraging a wide diversity of social groups to live within all parts of the City;
- (viii) to avoid creating disproportionate stress on local services, such as health and education; and
- (ix) to avoid additional pressure on primary and secondary health care provision in parts of the City where there are already identified concerns about adequacy of services.

REASON (for DC2.1 & Dc2a.1)

The reasons for this policy are set out in Part 1 strategic city-wide policy H1.5. In addition, it is important that the diversity of the housing stock is maintained at the local level, and that the quality of the residential environment is protected. The Council wishes to ensure that there are no areas of the City which, because of the nature of local activities and amenities, or because of the quality of the physical environment, are viewed negatively by those who already live there, or who might consider living there. An SPG providing further guidance is available, entitled "Special Needs And Supported Housing".

DC2b.1 In deciding whether or not to grant planning permission for the kinds of housing accommodation described in the above proposed strategic city-wide policy the Council, in consultation with other competent agencies, will from time to time assess whether or not localised parts of the City have already reached their effective capacity to accommodate further special housing needs, in the terms set out above.

In addition to the social and economic criteria set out above, the Council will only grant planning

permission for special needs housing proposals where it can be demonstrated that the proposals will not have an adverse impact on the character of the street or the locality in respect of:

- (i) displays of signs and notices;
- (ii) additional car parking space involving the loss of mature trees and landscaping, especially in front gardens;
- (iii) design of vehicular cross-overs to parking spaces in front gardens;
- (iv) provision of external fire escapes and lift shafts;
- (v) positioning of paladin bins;
- (vi) construction of links between what would otherwise be separate dwelling houses;
- (vii) additional comings and goings from officials and professional visitors;
- (viii) more intensive use of upper floors, which become main living accommodation. This can reduce privacy to adjoining gardens and lead to noise transmission problems through party walls; and
- (ix) the quality and maintenance of external areas.

REASON (Dc2b.1)

The reasons for this policy are set out in Part 1 strategic city-wide policy H1.5. This policy lists a range of physical characteristics which, experience shows, are commonly associated with the more specialised kind of accommodation. Where the Council considers that the principle of an application for a special needs or supported housing scheme is acceptable, attention will be given to these visual and local amenity considerations in order that the quality of the physical environment for all local residents is protected. An SPG providing further guidance is available, entitled "Special Needs And Supported Housing".

DC2.2 There will be a general presumption in favour of Class C2 uses within residential areas, subject to other relevant policies of the Plan.

DC2.3 Notwithstanding policy DC2.2, the Council will require any development in this category to:

- a. meet the Council's current approved accommodation standards for developments of this kind;
- b. provide usable external amenity space.

Reasons: There is a continuing and growing need for this kind of accommodation. Homes should be integrated wherever possible into the established residential areas of the City, where their residents can expect reasonable access to local services. The Council has, however, had experience of attempts being made to overdevelop some sites for these purposes, resulting in poor standards of internal or external accommodation, or unacceptable loss of amenities to neighbours. The policy is designed to ensure that these factors are taken into account.

4. BED & BREAKFAST ESTABLISHMENTS (CLASS C1)

DC4.1 In determining planning applications for developments involving the use of the premises for bed and breakfast accommodation (Class C1), the Council will have regard to:

- a. the general location of the proposed development;

- b. the effect on the amenity of neighbouring residents;
- c. the standard of the accommodation for the intended occupiers of the premises;
- d. adequate private outdoor amenity space;
- e. the availability of adequate, safe and convenient arrangements for car parking and servicing;
- f. the ease of access for all, including disabled people;
- g. the desirability of avoiding an over-concentration of special needs or housing in any one area of the City; and
- h. the desirability of broadly maintaining the existing character of a residential street or group of adjoining streets.

DC4.2 The Council will normally accept the principle of developments of this kind in residential areas, in commercial areas, and on main road frontages, subject to other relevant policies of the Plan.

DC4.3 Notwithstanding policy DC4.2, the Council will require any developments in this category to provide:

- a. accommodation to the Council's current approved standards for developments of this kind;
- b. adequate usable external amenity space;
- c. satisfactory refuse storage and collection facilities;
- d. satisfactory communal facilities for residents.

DC4.4 In determining applications of this kind, the Council will normally seek to limit the use within Class C1 to bed and breakfast establishments only, except where satisfactory off-street car parking can be provided in accordance with the Council's current guidelines for hotels and guest houses, and where the Council is satisfied that these more commercial activities will not adversely affect local amenity.

Reasons: There appears to be a growing need for short-term, inexpensive accommodation of this kind, and the Council accepts that they can in most circumstances appropriately be located within residential areas, subject to being satisfied about the overall standard of the development proposed. The proposal to limit, in certain circumstances, the effect of Use Class C1 (Hotels and Hostels) is designed to protect residential areas from larger-scale commercial activities.

5. FLAT CONVERSIONS

DC5.1 In determining planning applications to convert property to flats, the Council will have regard to:

- a. the standard of accommodation for the intended occupiers of the premises;
- b. effects on adjoining houses as a result of noise from flats passing through party walls and affecting adjoining houses;
- c. adequacy of car parking, off-street car parking being normally required where practicable, and essential where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created;
- d. general effects on the character of the neighbourhood, including the extent to which flat conversion schemes are a new or an established feature of the immediate area, avoiding the loss of front gardens and the retention of existing trees and shrubs;
- e. adequate private outdoor amenity space;
- f. the desirability of achieving easy access for all, including disabled people (as a minimum, access for disabled people will normally be required in conversions of ground floor accommodation);

g. the satisfactory provision of refuse storage and collection facilities.

DC5.2 There will be a general presumption in favour of flat conversions within residential areas, on the upper floors of businesses within commercial areas and in properties on main road frontages, subject to other relevant policies of the Plan. They will be particularly welcome where large, old, difficult to re-use properties are involved, and where proposed schemes provide investment enabling the retention and improvement of housing stock.

DC5.3 Notwithstanding policy DC5.2, the Council will normally refuse permission for any developments in this category which:

- a. do not provide accommodation to the Council's current approved standards;
- b. are in tightly-packed residential streets where there is no scope for off-street car parking and where there is already an acknowledged problem of on-street congestion;
- c. involve conversion schemes without adequate private external amenity space;
- d. are schemes without satisfactory refuse storage and collection facilities.

DC5.4 In determining applications of this kind, the Council will give particularly careful consideration to situations in which the conversion of small terraced properties are proposed; and where a scheme is the first in a street of otherwise single family dwellings, the Council will give weight to the desirability of maintaining the character of the street in that respect.

Reasons: Many larger, older properties in the City are suitable for conversion into flats, and this is often a good way of preserving attractive buildings which are no longer economical for use as single family dwellings or as commercial property. Nonetheless, the Council will look at all the factors set out in policy DC5.11 to ensure that the standards of accommodation are satisfactory for the people who would be living in the flats, and also that there is no unacceptable impact on occupiers of neighbouring property, or on the character of the area. A particular issue which the Council will take into account is the effect of providing for the car, especially where local streets are already heavily congested, or where on-site parking can only be achieved by removing trees, gardens, walls etc., with potentially harmful effects on the overall street-scene.

6. HOUSING ON "BACKLAND" SITES

DC6.1 The Council will not normally grant consent for residential development on "backland" sites, that is, sites with limited access to a road because they are surrounded by housing or other uses.

DC6.2 Development will not be permitted unless:

- a. there is no loss of privacy to adjoining dwellings and associated rear gardens;
- b. access and parking arrangements do not significantly increase noise and disturbance for occupiers of existing adjoining dwellings;
- c. the scale and design of the development is compatible with the character of buildings in the surrounding area;
- d. there is sufficient space between the proposed and existing dwellings to avoid problems of significant overshadowing or of over-dominant appearance affecting either the existing or the proposed dwellings;
- e. the proposal does not involve the loss of important trees or other natural features of high amenity value or the loss of locally important wildlife habitats;
- f. the proposed and existing dwellings retain adequate levels of private amenity space; and
- g. in the case of development within a Conservation Area, in particular, the built form and the surrounding spaces maintain or enhance the character of the area.

Reasons: Some pieces of land with apparent development potential are surrounded by existing buildings (usually houses), and only have very limited access to a road. Experience shows that these sites are often very difficult to develop in a way which avoids a serious impact on neighbouring residents. All the tests set out in the policy would be applied before planning permission could be considered.

7. NEW HOUSING DEVELOPMENT

DC7.1 The Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.

Reasons: The Council wishes to ensure that disabled people have access to new developments so that they are not disadvantaged. As part of this, the Council wishes to see new housing designed in such a way as to provide access to disabled people wherever this is possible. This policy is not about the provision of housing for disabled people (this is covered by policy H1.2) but about access to new houses for disabled people as visitors. Details of the Council's guidelines are set out in a booklet "Designing for Everyone". The Council wishes to ensure that children have safe areas in which to play. It will therefore ensure that this issue is fully taken into account in the design of schemes containing family housing.

LARGE BUILDINGS OF HISTORIC AND/OR ARCHITECTURAL INTEREST

DC7a.1 The re-development of large buildings of local historic/architectural interest in extensive grounds will only be permitted where there is no loss to the visual character and amenity value of the site, nor to the visual quality and interest of the local area.

REASON

Much of the existing quality of the City's urban environment derives from large houses and other buildings which have historic and architectural merit but are neither listed nor in a conservation area and therefore their retention cannot be guaranteed. Often these buildings are surrounded by gardens or landscaped areas which make a significant contribution to the character of the surrounding area in visual amenity or nature conservation terms. As part of the continuing process of urban renewal, particularly in established residential areas, these buildings and sites are often targeted for redevelopment normally for higher density schemes with greater site coverage by buildings. The Council is not generally opposed to the principle of such schemes which can often help to re-introduce life and vitality to, and re-population of, the City. However, the Council believes that re-development schemes which are brought forward for sites containing buildings of historic and/or architectural merit should be considered in the light of the contribution that the buildings and their grounds already make to the local environment and the impact of any new or replacement buildings upon visual amenity and residential amenity.

10. FOOD AND DRINK USES

DC10.1 In determining planning applications for developments involving the sale of food or drink for consumption on the premises, or for hot food to be consumed off the premises (whether or not other activities, such as a nightclub, are included), the Council will have regard to:

- a. the general location of the proposed development, including any reference to the area in other policies in the Plan;
- b. the effect on the amenity of neighbouring residents;
- c. the availability of safe and convenient arrangements for car parking and servicing;
- d. ease of access for all, including disabled people; and
- e. the storage and collection of refuse and litter.

DC10.2 The Council will normally accept the principle of developments of this kind in the City Centre, industrial and commercial areas, in shopping centres and, at ground level, in local shopping parades of more than 8 shops or offices.

DC10.3 Development will not normally be permitted where:

- a. it is proposed outside the general locations mentioned above, or
- b. there is a house or flat on the ground floor next to the proposed business, or only separated from it by a narrow street or alleyway.

DC10.4 Where, having regard to the preceding policies, the Council considers the proposed development to be acceptable in principle, conditions may be imposed in order to protect the amenity of nearby residents. These conditions may, amongst other things, include limitations on the hours of opening, and the need to deal satisfactorily with noise, fumes, smells, the storage of refuse and the collection of litter.

DC10.5 The Council will consider on their individual merits proposals for larger, free-standing restaurants, public houses, clubs etc. which require a main road location and do not clearly meet the locational criteria set out in policy.

Reasons :-

There has been a major growth in "eating out", and in the use of hot food take-aways, in recent years. This is a social trend which appears likely to continue, and the Council does not think it is a function of the planning system to seek to influence changes in social behaviour of this kind one way or the other. Nonetheless, there are many problems with food and drink uses - particularly arising from the associated vehicular traffic, litter and noise which many of them can generate. This can be a particular issue in a densely built-up city such as Manchester. Such uses can also create problems for the operation of buses. A balance therefore needs to be struck.

The policy seeks to maintain the long-established view of the Council that these uses are best located in existing commercial areas, and that the range of conditions to be attached to any planning permission needs very closely to reflect the specific circumstances on the ground - particularly the effect on people who live close by the site.

The reference in policy DC10.2 to local shopping parades of more than 8 units carries forward a convention which has been in use in the City for a number of years, and which has become well-established and understood as a reasonable threshold for the purposes of development control.

12.COMMERCIAL USES ABOVE SHOPPING FRONTAGES

DC12.1 In determining planning applications for commercial uses above shopping frontages the Council will have regard to:

- a. the general location of the proposed development;
- b. the effect on the amenity of neighbouring residents;
- c. the availability of adequate, safe and convenient arrangements for car parking and servicing;
- d. the desirability of achieving easy access for all, including disabled people; and
- e. the need to provide adequately for the storage and collection of refuse.

DC12.2 The Council will normally accept the principle of developments of this kind in the City Centre, in industrial and commercial areas, in district shopping centres, in local shopping parades and in main road locations.

DC12.3 Developments of this kind will normally be permitted subject to:

- a. their being within the general locations mentioned above;
- b. their not being in a primarily residential street;
- c. their not involving the loss of good quality residential accommodation.

DC12.4 Where having regard to the preceding policies, the Council considers the proposed development to be acceptable in principle, conditions may be imposed in order to protect the amenity of nearby residents. These conditions may, amongst other things, include limitation on the hours of use and the need to deal satisfactorily with noise.

Reasons :-

The Council wishes to encourage the use of vacant or under-occupied floorspace generally in the City, and particularly on the upper floors of shopping streets. While recognising that there are often physical difficulties to be overcome in exploiting these assets, the Council also intends to

have regard to the external impact of any proposals it receives. The policy sets out the factors which will be taken into account.

14.SHOP FRONTS AND RELATED SIGNS

This policy applies to all retail premises and to other commercial premises which have similar physical characteristics e.g. betting shops, banks, building society offices, opticians premises etc. DC14.1 In determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

DC14.2 Shopfronts should allow full access for people whose mobility is impaired. The only exceptions which the Council will normally permit are where the cost is unreasonably high or where there are particularly difficult physical constraints, or where the architectural character of a listed building would be damaged.

DC14.3 Externally mounted security grilles or shutters will not normally be permitted if they are of solid construction.

DC14.4 In cases where externally mounted security grilles or shutters are considered acceptable, the boxes housing the grille or shutter should wherever possible be located behind the fascia.

DC14.5 The Advertisement Regulations require that applications for shop signs be considered only in the interests of amenity and public safety. In determining such applications, the Council will adopt the following policies:

A. In the interests of amenity,

- a. signs should not normally be positioned other than at fascia level;
- b. signs should respect the architectural form of buildings and shop frontages;
- c. where no obvious fascia level exists, signs above shopfronts should be in keeping with the scale of the frontage of the building and in particular should not fill the gap between ground floor shop windows and first floor windows;
- d. projecting box signs, or any other type of sign which projects significantly beyond the shopfront, should line up with the associated fascia board. Where this is not the case, such proposals will not be permitted;
- e. the Council will normally permit only one projecting box sign for each shop unit. On listed buildings and on buildings within Conservation Areas, signs consisting of individually mounted letters will be preferred to box fascia signs;
- f. fixed canopies mounted above fascia level or which obscure the fascia or shopfront will not normally be permitted, unless within a structural opening;
- g. long canopies which ignore the architectural form of frontages will not normally be permitted.

B. In the interests of public safety,

- h. any sign which is detrimental to the safety of pedestrians or motorists will be refused;
- i. all canopies, blinds and awnings should provide a minimum clearance of 2.3 metres above the footpath.

Reasons :-

The Council wishes to ensure that the designs of shop fronts and associated signs respect the characteristics of the building on which they are located, and the character of the general area.

The Council accepts that what is or is not "good design" is a matter of personal taste and judgment, and that planning control in this respect has to be exercised with particular care. Nonetheless, some general principles are involved which the Council considers it reasonable to have regard to, and these are set out in the policy.

So far as policy DC14.3 is concerned, the Council is aware of the need for greater security for commercial premises in many parts of the City, but takes the view that only in exceptional circumstances would it be necessary to resort to designs which present wholly solid exteriors to the street. These are usually unattractive, provide targets for graffiti and can add to a sense of intimidation and degeneration in the wider area.

15. ADVERTISEMENTS, HOARDINGS AND POSTERS

DC15.1 The Advertisement Regulations require that applications for advertisements be considered only in the interests of amenity and public safety. In determining applications for free standing hoardings and wall mounted posters the Council will take account of the following matters in assessing these interests:

- a. the general location of the proposed development and the effect on visual amenity;
- b. the scope for posters and hoardings to make a positive contribution to the locality;
- c. the design of the structures, and the relationship with any premises on which they are located;
- d. the effect of the proposal on permanent redevelopment of the land;
- e. public safety resulting from the positioning of the design of the display;
- f. the ease with which the structure is capable of being satisfactorily maintained;
- g. the use of hoardings to screen vacant sites or buildings during development, or where development is known to be imminent;
- h. the use of hoardings as part of a scheme to prevent access by unauthorised users onto land pending development;
- i. the use of hoardings to disguise or improve the appearance of unsightly features, operations or activities;
- j. the number of advertisements in the locality and their cumulative effect on visual amenity.

DC15.2 In assessing the interests of amenity and safety the Council will take account of the following criteria:

- a. developments of this kind should not harm the character or architectural features of a building, nor interfere with its proper use;
- b. they should be in scale with the locality and relate properly to the site on which they stand;
- c. they should be unobtrusive and should not intrude into residential neighbourhoods and areas of high amenity value;
- d. a proposal which would be injurious to public safety or adversely affect the flow of traffic, by reason of its position, size, or design will not be permitted.

DC15.3 Where, having regard to the preceding policies, the Council considers the proposed development to be acceptable in principle, conditions may be imposed in order to protect safety and amenity.

Reasons :-

The Council accept that advertisements can have a positive role in improving the quality of the visual environment in the City - examples are given in policy DC15.2. At the same time, there is the need to maintain public safety, avoid clutter, and safeguard the particular features of buildings or land.

(NOTE: The Council acknowledges the fact that there is widespread contravention of advertisement control evident as this Plan is being prepared. Many of the unauthorised advertisements would be unlikely to receive permission if they were assessed in accordance with the present policy, and the Council intends to take action to deal with this situation during the early part of the Plan period).

17. TELECOMMUNICATIONS

DC17.1 Applications for telecommunications developments will normally be approved if the Council can be satisfied that the development has been sited and designed to minimise its impact

on residential amenity and in environmentally sensitive areas. Wherever possible, the Council will expect the potential of existing buildings and masts, including the sharing of such facilities, to be fully explored before agreeing to additional separate development.

Reasons :-

The Council recognises the need for Manchester to be at the forefront in the field of telecommunications. The Council therefore starts from a presumption in favour of new development and investment in the telecommunication systems serving the City. Equally, it wishes to ensure that new developments are brought forward in a way which protects residential amenity and minimises the visual impact of such equipment, particularly in Conservation Areas and other environmentally sensitive areas in Parks and the river valleys. The Council is also concerned to make maximum possible use of existing buildings and facilities by encouraging operators to share facilities wherever possible in order to avoid unsightly duplication and clutter.

18. CONSERVATION AREAS

DC18.1 The Council will give particularly careful consideration to development proposals within Conservation Areas.

- a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - i) the relationship of new structures to neighbouring buildings and spaces;
 - ii) the effect of major changes to the appearance of existing buildings;
 - iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
 - iv) the effect of signs and advertisements;
 - v) any further guidance on specific areas which has been approved by the Council.
- b. The Council will not normally grant outline planning permission for development within Conservation Areas.
- c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance or character of the area.
- d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.
- e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Reasons :-

The Council is to pursue the above policies to encourage and help ensure the protection, preservation and enhancement of its Conservation Areas, which are areas of special character representing the rise and development of the world's first industrial city. The protection of such areas helps stimulate local pride and encourages both tourism and further investment. The policy gives effect to the obligation placed on the Council by statute to give particular attention to the quality of developments within conservation areas, and reflects the general policy objectives set out in policy E3.8 in this plan.

19. LISTED BUILDINGS

DC19.1 In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
- b. not permit a change of use of a listed building, where it would have a detrimental effect on the

character or appearance of the building;

- c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
- d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
- e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

Reasons:-

The above policies are to be pursued by the Council to help ensure the protection of the City's built character and its heritage. Retention and protection of this character is important in encouraging local pride, tourism and future investment in the city. The Council recognises that listed buildings can present particular problems in respect of their continuing use. A flexible approach will be taken in determining applications for uses in listed buildings. The policy gives effect to the obligation placed on the Council by statute to give particular attention to retain, restore, maintain and continue uses in listed buildings in Manchester.

20. ARCHAEOLOGY

DC20.1 The Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place. In particular:

- a. Applications for consent to alter scheduled Ancient Monuments or sites of archaeological interest or their settings should be accompanied by an evaluation and assessment of the implications of the proposal.
- b. The Council will have special regard to the desirability of securing the preservation of Ancient Monuments and other sites of archaeological interest and their setting in place. It will not permit development that, in its opinion, would adversely affect scheduled Ancient Monuments, or other sites of archaeological interests, and their settings, In exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording.
- c. Where the preservation of scheduled Ancient Monuments and sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation.

Reasons :-

Ancient Monuments and sites of archaeological interest are valuable as part of Manchester's heritage and there is a presumption for their retention in place and against any damage occurring to them or to their setting. The policy gives effect to the obligation placed on the Council by statute to give particular attention to development proposals affecting Ancient Monuments and sites of archaeological interest, and reflects the general policy objective set out policy E2.8 in this plan. The Council will rely on the coverage of Ancient Monuments and sites of archaeological interest contained in the Sites and Monuments Record for Manchester for evidence of known archaeological remains.

22. FOOTPATH PROTECTION

DC22.1 In considering development proposals, the Council will have regard to the effect on existing pedestrian routes and will not normally allow development which would result in unacceptable inconvenience to local pedestrian movement.

Reasons :-

New development can result in the dislocation of locally valuable pedestrian routes. The Council wishes to avoid creating lengthy and unattractive diversions for pedestrians wherever this is

possible. This policy will ensure that the matter is taken fully into account when applications for planning permission are considered.

23. PETROL FILLING STATIONS

DC23.1 In determining planning applications for developments involving petrol filling stations, the Council will have regard to:

- a. the general location of the proposed development;
- b. the effect on the amenities of neighbouring occupiers;
- c. the need for safe and convenient arrangements for access, circulation, and egress;
- d. road safety and the safety of pedestrians;
- e. the adequacy of the local traffic circulation system and prevailing local traffic conditions;
- f. ease of use for all, including disabled people;
- g. the need to achieve a design which results in a satisfactory relationship with the streetscene;
- h. quality of materials, including hard and soft landscaping, and the amount and prominence of advertisements and signs.

DC23.2 The Council will normally accept the principle of developments of this kind in:

- a. industrial and commercial areas;
- b. in residential areas as part of a larger redevelopment scheme;
- c. along major traffic routes.

DC23.3 Developments of this kind will not be permitted:

- a. outside the general locations mentioned above;
- b. where these would be a hazard to the safety of pedestrians or drivers;
- c. where there are heavy pedestrian flows within shopping centres or near the entrances to schools etc;
- d. where there would be significant detriment to the amenity of occupiers of nearby residential premises, either from the operation of the filling station itself, or associated facilities such as car-wash equipment;
- e. unless the applicant submits an independent environmental assessment of pollution risks and adequate remedial plans.

Reasons :-

Filling stations are clearly necessary developments. As with any other land use, the planning system should not be used to attempt to regulate their numbers or distribution for reasons which go beyond planning considerations. The policy therefore restricts itself to dealing with their effects on public safety; the generation of noise and fumes and their impact on nearby residents; and the need to integrate what can often be visually awkward structures satisfactorily into the street-scene.

26. DEVELOPMENT AND NOISE

DC26.1 The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.2 New noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.3 Developments likely to result in unacceptably high levels of noises will not be permitted:

- a. in residential areas;
- b. near schools, hospitals, nursing homes and similar institutions;
- c. near open land used frequently for recreational purposes.

DC26.4 Where the Council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following:

- a. engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers;
- b. layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it; and screening by natural barriers or other buildings or non-critical rooms within a building; and
- c. administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit. Any or all of these factors will be considered appropriate for inclusion in conditions on any planning permission.

DC26.5 The Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

DC26.6 Exceptions to the general policy will be considered on their merits. The Council accept, as an example, that the occasional use of outdoor facilities such as sports stadia for concerts can be acceptable in certain circumstances. Any such proposal will be considered in the light of consultation with local residents and others, and the practicability of appropriate conditions on any approval.

Reasons :-

It has become increasingly accepted that noise is a major source of environmental pollution, affecting peoples' physical and mental health. The Council considers that the planning process has a role to play in reducing noise levels generally and, through the development control system, to consider carefully the relationship between different land-uses from the point of view of noise generation and impact. Reaching judgments on what is or is not an acceptable amount or type of noise is a complex matter, consideration of which will depend on the particular circumstances on the ground.

(NOTE: The Council will issue more detailed advice on the subject as supplementary guidance, and this will have regard to current Government policy. The UDP policies therefore are limited to broad principles. Two key areas are:

- i) a presumption against allowing highly "noise sensitive" uses (such as housing and schools) so close to existing noise sources that problems would be likely to result. An existing noisy factory, for example, is entitled to some protection from objection about its activities from future residential neighbours, who would themselves feel entitled to a reasonable degree of residential amenity; and
- ii) the reverse situation, where there would be an equal presumption against allowing noisy, or potentially noisy, activities into an area with low ambient noise levels, and where people would have a reasonable expectation that no significant increase in those background levels would be allowed. Where the relationship is difficult to predict, the Council will place the onus for assessing the noise impact of, or upon, a proposed new development on the developer, and will consult (in particular) with the Director of Environmental Health. The policy sets out the range of measures which are available to help to reduce the noise effect to acceptable levels. As well as conditions on any planning permission, a "planning obligation" (for example, an Agreement under Section 106 of the Town and Country Planning Act 1990) may be appropriate to ensure key measures are taken effectively).

28.MINERALS

DC28.1 If planning permission is required, mineral exploration will normally be permitted only when all the following criteria are satisfied:

- a. it will not have an unacceptable impact on dwellings or on other environmentally sensitive properties in terms of visual amenity, noise, dust, air pollution, water pollution or other nuisance;
- b. it will not have an unacceptable adverse effect on land drainage and water supply;
- c. the access arrangements are satisfactory and traffic generated will not have an unacceptable effect on properties adjoining routes used by traffic from the development or on road safety anywhere between the site and motorways and class A roads;
- d. it will not have an unacceptable effect on the viability of agricultural land, taking into account the quality of restoration likely to be achieved following mineral exploration;
- e. it will not have an unacceptable effect on the setting of listed buildings, ancient monuments or conservation areas;
- f. local features of landscape, ecological, archaeological or geological interest within the site are protected as far as possible;
- g. it will not have an unacceptable impact on areas of recreational use or special landscape value, river valleys or of ecological importance;
- h. the proposal provides for satisfactory restoration of land disturbed by exploration.

DC28.2 The Council will seek to protect known mineral resources from sterilisation by other development. Where other development is approved, the Council will be prepared to consider the prior extraction of minerals before the other development proceeds.

DC28.3 Applications for mineral workings will not normally be approved unless:

- a. they include a satisfactory scheme of working and landscaping, providing for progressive working and restoration in the case of extensive workings;
- b. they make satisfactory provision for the processing and disposal of the mineral;
- c. they make satisfactory provision for the disposal of mineral waste;
- d. they make satisfactory provision for screening and landscaping whilst work is in progress, where appropriate;
- e. they include a satisfactory scheme of restoration;
- f. they include a scheme of aftercare in the case of restoration to agriculture, forestry or amenity use.

DC28.4 Where restoration of a mineral working or surface mineral waste disposal site to agriculture, forestry or amenity use is proposed the Council, in consultation with the Ministry of Agriculture, Fisheries and Food or the Forestry Commission, will seek the standard of restoration required by law as specified by any prevailing acts of legislation at the time, and will impose appropriate aftercare conditions.

DC28.5 In considering applications for mineral working the Council will, where appropriate, have regard to the availability of suitable filling materials for restoration and will need to be satisfied that the proposed restoration of the site can be accomplished within an acceptable timescale using imported material or that it can be carried out using on-site material.

DC28.6 In considering applications for mineral working or surface disposal of mineral waste the Council will, where it is possible without seriously infringing planning constraints or causing nuisance to residents, give favourable consideration to proposals which would assist in reclaiming derelict and degraded land.

DC28.7 In the case of mineral workings which have long standing planning permissions with inadequate conditions of working or restoration, the Council will seek in conjunction with operators to review those conditions and to include these workings within comprehensive landscaping or restoration schemes when extensions to the workings are under consideration. Under section 3 of the Town and Country Planning (Minerals) Act 1981, the Council will consider

the desirability of seeking modification to older planning permissions in order to achieve better standards of restoration.

DC28.8 The Council will encourage the use of waste materials (for example, colliery shale, PFA, ash from rail embankments) as alternatives to newly won minerals, subject to consideration of their environmental effects.

DC28.9 Where appropriate the Council will normally encourage the provision of rail or water-linked aggregate depots and mineral disposal points, and provision of rail and water links to existing and new mineral workings provided that:

- a. In the case of mineral disposal points and aggregate depots
 - i) they have good access to the motorways and Class A roads;
 - ii) the access arrangements are satisfactory and traffic generated will not have an unacceptable effect on properties adjoining the access routes or on road safety anywhere between the site and motorways and Class A roads.
- b. In all cases
 - iii) local features of Landscape, ecological, archaeological or geological interest within the site are protected as far as possible;
 - iv) they will not have an unacceptable impact on dwellings or on other environmentally sensitive properties in terms of visual amenity, vibration, noise, dust, air pollution, water pollution or other nuisance;
 - v) they will not have an unacceptable adverse effect on land drainage and water supply;
 - vi) they will not have an unacceptable effect on the viability of agricultural holdings or lead to the permanent loss of good quality agricultural land;
 - vii) they will not have an unacceptable effect on the setting of listed buildings, ancient monuments or conservation areas;
 - viii) they will not have an unacceptable impact on areas of recreational use or special landscape, river valleys or sites of ecological importance;
 - ix) satisfactory screening and landscaping, and where appropriate restoration, are provided.

DC28.10 The Council will, where appropriate, seek planning agreements and traffic regulation orders to control the routing of vehicles to and from mineral workings, aggregate depots and coal disposal points

DC28.11 Where mineral working is acceptable in principle, the Council will as appropriate:

- a. limit the period of operations;
- b. control levels of noise and vibration;
- c. control hours of working and maintenance;
- d. ensure satisfactory access to the site;
- e. prevent or control the production of polluted water and dust;
- f. control the impact of blasting;
- g. ensure the satisfactory disposal of waste materials arising from mineral working;
- h. limit the visual impact of the development;
- i. ensure the stability of surrounding land;
- j. ensure that the site is satisfactorily restored.

DC28.12 With the exception of oil & gas, mineral working, including the reworking of spoil tips, will normally be permitted only when the following criteria are satisfied. Mineral disposal points (when they are the subject of planning control) will normally be permitted only when the criteria (c) to (j) are satisfied:

- a. with the exclusion of opencast coal working and the reworking of spoil tips for coal, there is a demonstrable need for the mineral taking into account its quality;
- b. with the exclusion of opencast coal working and the reworking of spoil tips for coal, adequate reserves of the mineral in terms of both quality and quantity are proved;
- c. in the case of drift mining and deep mining, there is a scheme of working which minimizes subsidence and risk of damage to buildings, structures and land;

- d. it will not have an unacceptable impact on dwellings or on other environmentally sensitive properties in terms of visual amenity, noise, vibration, dust, smells, litter, vermin, air pollution, water pollution or other nuisance;
- e. it will not have an unacceptable adverse effect on land drainage and water supply;
- f. the access arrangements are satisfactory and traffic generated will not have an unacceptable effect on properties adjoining routes used by mineral traffic or on road safety anywhere between the site and motorways and Class A roads.
- g. it will not have an unacceptable effect on the viability of agricultural holdings or lead to the permanent loss of good quality agricultural land taking into account the quality of restoration likely to be achieved following mineral working;
- h. it will not have an unacceptable effect on the setting of listed buildings, ancient monuments or conservation areas;
- i. local features of landscape, ecological, archaeological or geological interest within the site are protected as far as possible;
- j. it will not have an unacceptable impact on areas of recreational use or special landscape value, river valleys or areas of ecological importance;
- k. notwithstanding that a proposal is in every other way acceptable, it does not result in the sterilisation of significant quantities of mineral, within the site or in adjacent areas, by reason of working methods;
- l. in the case of opencast coal and sandstone and gritstone, extraction and storage of mineral or overburden do not take place within 200 metres of a significant number of dwellings or other environmentally sensitive properties, taking into account local circumstances - this restriction may be relaxed where there are sufficient environmental benefits from mineral working, such as the reclamation of derelict land;

Reasons:- (DC28.1-12)

It is important to ensure that any scheme of mineral exploration, working or disposal has adequate and satisfactory access and restoration provisions, does not have adverse impact on the immediate environment and nearby communities or lead to loss of large quantities of minerals either by wastage or sterilisation.

In the case of mineral exploration, it is recognised that trial boreholes are temporary phenomena and in most cases have minimal impact on the land and on local amenity. However, some mineral exploration, for example for deep mined coal and oil, is carried out on a 24 hour a day basis using very tall rigs. Such operations can have a significant effect on local amenity because of noise, floodlighting and traffic. There is also the possibility of water pollution from its seepage. The Council recognises that this kind of activity needs to be strictly controlled in order to achieve proper restoration of the site after exploration is complete.

In the case of mineral working, the Council will seek to eliminate nuisance and dereliction effects in the processing, transportation and disposal of the mineral and associated waste both during the process and after the works have been completed. Proposals for mineral extraction often involve substantial tipping to restore the land to pre-existing level or levels appropriate to the intended after-use. It is important that suitable filling materials are available to achieve restoration in a reasonable timescale so that the land can be returned to productive use without undue delay. Wherever possible, the Council will include derelict or poor quality land in mineral applications to enable the reclamation of such land as part of the restoration operations.

The use of waste materials in many applications for which natural aggregates would normally be chosen is technically feasible and economical provided transport costs are kept low. It also has the benefits of conserving resources of natural aggregates which would otherwise be used, reducing the land taken both for mineral working and for waste disposal and releasing land for other productive uses.

Provision of rail and water-linked depots in appropriate will reduce the need to move aggregates or coal within the County by road and hence provide environmental benefit from the lower flows of

existing or future road freight traffic.

Once land is built upon, any mineral resources lying beneath it are lost to the community. Sites containing scarce resources should therefore be protected from built development for as long as possible and certainly for as long as alternative building sites are available. Even where building had to proceed, in many cases, thoughtful planning could ensure that the mineral is extracted before building commences.

Note: Prospecting involving drilling boreholes or digging trial pits to be carried out by British Coal's Opencast Executive constitutes permitted development under Class D, Part 20 of the Town & Country Planning General Development Order 1988. Also Classes A & B of Part 22 of the same grant planning permission for small-scale temporary exploration for the purpose of exploiting minerals, subject to certain limitations. However, there remain a number of circumstances under which the operator will have to submit a planning application.

Policy 28.12 does not apply to the reworking of tips permitted under Classes A,B & C of the Town and Planning General Development Order 1988, which grants planning permission in certain circumstances for the removal of material from stockpiles or temporary mineral working deposits.

It is not intended that a "significant number" should be specified in numerical terms, although it can generally be considered to be about 10 properties. The number of dwellings that is significant in relation to a particular site will depend on factors such as proximity to the site, the form of the land between the dwellings and the site and the extent to which the dwellings are screened by existing vegetation, or the landscaping proposals included in an application.

DC28.13 In considering proposals for new workings for aggregate minerals the Council will have regard to:

- a. the contribution the proposal may make towards maintaining the greater Manchester share of the regional production of aggregates, as expressed in the most recent Regional interpretation of the Guidelines for Aggregate Provision for the North-West; and
- b. the need to maintain in conjunction with the other Greater Manchester Local Authorities a landbank of reserves permitted within the Greater Manchester County area, in accordance with national guidance contained in MPG6 "Guidelines for Aggregate Provision in England", unless exceptional circumstances prevail.

DC28.14 Subject to the provisions of policy DC28.2, the Council will grant permission for the extraction of sand and gravel, and of sandstone and gritstone. Where the supply of reserves with planning permission exceeds the Greater Manchester share of the regional production of aggregates, as assessed in the most recent regional interpretation of the Guidelines for Aggregate Provision in the North-West, the Council will require justification on the grounds of exceptional circumstances before granting consent.

DC28.15 The Council will contribute to the need to monitor continuously the supply of and demand for aggregate minerals in Greater Manchester, and will, in co-operation with the NAWWP, consider the implications of any overall changes in supply and demand over the Plan period. The Council will review its policies as necessary in the light of any changes.

Reasons :- (DC28.13-15)

Mineral extraction, especially in hard rock, requires high capital investment and fairly long lead times. In order to ensure that production continues smoothly from year to year, landbanks of sites with planning permission are required. However, once sufficient sites with planning permission are available to meet the Greater Manchester share of the regional production of aggregates, additional planning permissions merely serve to increase blight, raise production beyond the Greater Manchester share which the Council seeks to meet, and to use up prematurely the county's precious reserves. However, there may be exceptional circumstances where permission may be granted, for example where the proposals would lead to environmental improvements in

the area.

DC28.16 Exploitation of oil or natural gas will normally be permitted only when:

- a. it will not have an unacceptable impact on dwellings or on other environmentally sensitive properties in terms of visual amenity, noise, vibration, dust, air pollution, water pollution or other nuisance;
- b. it will not have an unacceptable adverse affect on land drainage and water supply;
- c. the access arrangements are satisfactory and traffic generated will not have an unacceptable effect on properties adjoining routes used by traffic from the development or on road safety anywhere between the site and motorways and Class A roads;
- d. it will not have an unacceptable effect on the viability of agricultural holdings or lead to the permanent loss of good quality agricultural land;
- e. it will not have an unacceptable effect on the setting of listed buildings, ancient monuments or conversion areas;
- f. local features of landscape, ecological, archaeological or geological interest within the site are protected as far as possible;
- g. it will not have an unacceptable impact on areas of recreational use or special landscape river valleys or areas of ecological importance;
- h. notwithstanding that the proposal is in every other way acceptable it does not increase the extent of active workings in a particular locality to an unacceptable degree;
- i. it forms part of an overall scheme for the development of the oil or gas field approved by the Council.

Reasons :- DC28.16)

Exploration of oil and natural gas may involve large structures, continuous working, and other environmentally intrusive consequences. The Council will only permit the working of these minerals where it is satisfied not only that the impact of individual production facilities is limited, but where each facility fits into a predetermined scheme for the development of a particular field. Without such an overall scheme, unforeseen sporadic development could take place over a wide area as the potential of a field is revealed.

DC28.17 The erection of surface buildings, plan and infrastructure associated with deep mining (where they are subject to planning control) and the surface disposal of waste from deep coal mining will normally only be permitted where:

- a. in the case of surface disposal of waste from deep coal mining:
 - i) the Council is satisfied that there is a need for surface disposal;
 - ii) it will not have an adverse effect on land drainage and water supply;
 - iii) it will not prevent the working of other mineral deposits of significant value;
 - iv) there is a satisfactory scheme of working and phasing; and
- b. in all cases;
 - v) it will not have an unacceptable impact on dwellings or on other environmentally sensitive properties in terms of visual amenity, noise, vibration, dust, air pollution, water pollution or other nuisance;
 - vi) the access arrangements are satisfactory and traffic generated will not have an unacceptable effect on properties adjoining routes used by quarry traffic or on road safety anywhere between the site and the motorways and Class A roads;
 - vii) it will not have an unacceptable effect on the viability of agricultural holdings or lead to the permanent loss of good quality agricultural land;
 - viii) it will not have an unacceptable effect on the setting of listed buildings, ancient monuments or conservation areas;
 - ix) Local features of landscape, ecological, archeological or geological interest within the site are protected as far as possible;
 - x) it will not have an unacceptable impact on areas of recreational use or special landscape, river valleys or areas of ecological importance; and
 - xi) there is a satisfactory scheme of screening, landscaping and restoration.

Reasons :- DC28.17

The huge barren spoil heaps which have been left by deep coal mining in the past are one of the most undesirable consequences of mineral working. Derelict land reclamation programmes and the use of spoil for bulk fill and for tip cover have reduced this legacy. It is important to ensure that, where planning control is possible, future spoil disposal is carried out in environmentally acceptable ways.

Even where the actual workings are underground, mining can still have an environmental impact through the surface buildings, and the noise and traffic which they generate. Policy DC28.18 seeks to control the impact of such buildings.