

## **Description of Proposed Development**

Proposed two bedroom cottage on the site of a redundant coal mine, Mill Street, Frizington. The site is known as Bog Hole at Mill Street, CA26, field no. 911.

This would be a small development of a two bedroomed cottage on a brownfield site, blending in with the barns currently on the site and designed with climate change very much in mind.

While the proposed dwelling does lie just outside of the village boundary, it will have no adverse affect on the site or surrounding area, being screened almost entirely by rising ground, trees and existing barns.

The site also lies within the current 30mph signs, and the proposed entrance would make use of the old mine entrance with vision of splays of >60m each way. It will have a grey dash finish to the walls and roof tiles, both in keeping with the existing barns.

Being on the edge of the village, the site is in walking distance of both local amenities and public transport.

With sustainability in mind, Barn A would be fitted with solar panels on the South facing roof to produce power while the property would also utilise a ground source heat pump and an underground tank would also be built behind the retaining wall to the West of the site, harvesting rainwater for general use.

The site lies on a coal development referral area and according to the Coal Authority's mapping system, potentially includes a mine entry and high risk area. As a result I have had both a coal mining risk assessment and contaminated land risk assessment completed. The conclusion of both assessments is that the assessors see no reason why planning permission should not be granted with respect to coal mining legacy issues and that the further site investigation works recommended in this report form a condition on the planning approval.