

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Manchester City Council
C/o Agent

Agent (if used)

Miss Rachel White
NJL Consulting
6th Floor Origin
70 Spring Gardens
Manchester
M2 2BQ

Part 1 – Particulars of the application/development

Proposal: CITY COUNCIL DEVELOPMENT - Removal of canopy on existing building and erection of a 2 storey building to accommodate two no. sound stages for film and television production, with associated landscaping, parking and access arrangements.

Location: Space Studios , 2 Vaughan Street, Manchester, M12 5FQ

Date of application: 24 November 2021

Application number: 132320/VO/2021

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Planning Statement dated November 2021 ref: 2021-036 ;

Transport Statement November 2021;

Environmental Standards and Energy Statement dated 8 November 2021 ref: 0048853 Revision 01

External Lighting Statement dated 5 November 2021 ref: 0048853 Revision 01

Space Studios Phase 3 RIBA Stage 2 MEP Report ref: SS3-BHE-XX-XX-RP-N-1001 0048355

5 November 2021, Revision P02 (notwithstanding the internal floor layout shown) ;
Flood Risk and Drainage Strategy Statement Doc No: SPC-INT-ZZ-00-RP-DC-1000 (including

Drawing ref: 0501 Rev.P02 (External Drainage GA) ; 0601 Rev.P02 (External Levels GA) notwithstanding internal layout of building));

Crime Impact Assessment Version A 08.06.2021 reference :2015/1088/CIS/02

Landscape Management and Maintenance Plan August 2021;

Arboricultural Impact Assessment November 2021;

Biodiversity Net Gain Assessment July 2021;

Preliminary Ecology Appraisal June 2021;

Television and Radio Impact Assessment ;

Space Studios Phase 3 Ventilation Statement ref: 0048853 5 November 2021
Revision 00;

Acoustics Planning Report ref: Revision 00 - 06 July 2021;

SITE LOCATION PLAN ref: SPC - S4 - PRP - ZZZ - RF - DR - A - 002000 rev.P01;

Demolition plan ref: SPC -S4 - PRP - ZZZ - RF - DR - A - 002002 rev.P01;

EXISTING SITE PLAN plan ref: SPC - S4- PRP - ZZZ - RF - DR - A - 002001 rev.P01;

EXISTING SITE ELEVATIONS plan ref: SPC -S4- PRP - ZZZ - DR - DR - A - 002010
rev.P01;

EXISTING & PROPOSED ELEVATION PHASE 1 - SOUTH ELEVATION plan ref:SPC-
PRP-ZZZ-ZZ-DR-A-002420 rev. P01;

GENERAL ARRANGEMENT PLAN ref: UG_893_LAN_GA_DRW_001 rev.P06;

SOFT LANDSCAPING PLAN ref: UG_893_LAN_SL_DRW_002 rev.P02;

Received 24th November 2021;

Data to support the Biodiversity Net Gain Assessment received 18th February 2022.

Space Studios Phase 3 Design and Access Statement;

PROPOSED SITE PLAN - ROOF LEVEL plan ref: SPC - S4 - PRP - ZZZ - RF - DR - A -
002101 rev.P04;

PROPOSED SITE PLAN - GROUND FLOOR LEVEL plan ref: SPC - S4 - PRP - ZZZ -
GF - DR - A - 002102 rev.P04 ;

PROPOSED SITE ELEVATIONS plan ref: SPC -S4 - PRP - ZZZ - ZZ - DR - A - 002110
rev.P03;

PROPOSED GROUND AND FIRST FLOOR PLANS ref: SPC -S4 - PRP - ZZZ - ZZ -
DR - A - 002201 rev.P03;

PROPOSED PLANT AND ROOF PLANS plan ref :SPC -S4 - PRP - ZZZ - ZZ - DR - A -
002202 rev.P03;

PROPOSED SECTIONS plan ref :SPC -S4 - PRP - ZZZ - ZZ - DR - A - 002221
rev.P02;

Received 15th February 2022.

PROPOSED ELEVATIONS plan ref :SPC -S4 - PRP - ZZZ - ZZ - DR - A - 002211
rev.P04;

Received 8th March 2022.

Ecological calculations spreadsheet regard Biodiversity Net Gain Assessment received
11th March 2022;

Combined Updated Phase 1 and Phase 2 Geo-Environmental Ground Investigation -
Build Phase 3 Space Studios revision A received 15th March 2022.

Agent email 16.03.2022 confirming the refuse generated from this part of the development will be stored in the existing bin storage facilities within phases 1 and 2 of the development.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) The development hereby approved shall be constructed in the following materials in accordance with the Design and Access Statement completed by PRP Architects (February 2022) and the drawing numbered 02110 Rev P03 and 02211 Rev P04 received by the Local Planning Authority on 8th March 2022 to match the existing buildings in previous phases of Space Studios . Including the following materials;

P.P.C. Sinusoidal Metal Cladding
Blue Engineering Brickwork
P.P.C Insulated Sectional Overhead Door
P.P.C Acoustic Sliding Doors
P.P.C Ventilation Louvres
P.P.C Silicone Jointed Curtain Walling

The development shall be constructed only using the approved materials. Other than those listed above, the samples and specifications of any additional materials to be used on the external elevations of the development should be submitted to and approved in writing by the City Council as local planning authority prior to their use on the development hereby approved. The development shall then be constructed only using the approved materials.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy (2012) .

4) a) The development hereby approved shall be constructed in accordance with the following document: Combined Updated Phase 1 and Phase 2 Geo-Environmental Ground Investigation - Build Phase 3 Space Studios revision A received 15th March 2022.

b) When the development commences, the development shall be carried out in accordance with the approved Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy (2012).

5) No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

Reason- To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Manchester Core Strategy (2012) , and NPPF and NPPG.

6) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Those details shall include:

- o Verification report providing photographic evidence of construction as per design drawings;
- o As built construction drawings if different from design construction drawings;
- o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to policies EN8 and EN14 of the Manchester Core Strategy (2012) , and NPPF and NPPG.

7) Prior to the commencement of the development a detailed demolition and construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority , which for the avoidance of doubt should include:-

- The routing of construction traffic;
- Detail the quantification/classification of vehicular activity associated with the construction including commentary on types and frequency of vehicular demands together with evidence (appropriate swept-path assessment);
- Details of the location and arrangements for contractor parking;
- The identification of the vehicular access points into the site for all construction traffic, staff vehicles and Heavy Goods Vehicles;
- Identify measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- Specify the working hours for the site;
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete;
- Identify advisory routes to and from the site for staff and HGVs;

- A highway dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

8) The development hereby approved shall be completed and operated in accordance with the Framework Travel Plan in Appendix B of the Transport Statement completed by Vectos received by the Local Planning Authority on the 24th November 2021.

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above, and includes the monitoring of the usage of the Electric Vehicles charging points, shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

9) The development hereby approved shall be constructed in accordance with plan ref: soft landscaping UG_893_LAN_SL_DRW_002 rev.P02 and General Arrangement plan UG_893_LAN_GA_DRW_001 rev.P06 received by the City Council, as Local Planning Authority on 24th November 2021 in relation to the provision of secure cycle storage for the development.. Finalised colouration of the proposed cycle stands shall be submitted and approved by the City Council as local planning authority prior to the installation of the cycle stands The space and facilities shown on the approved plan shall then be retained and permanently reserved for bicycle parking while the building is occupied.

Reason - To ensure that adequate provision is made for bicycle parking so that persons working or visiting the development have a range of options in relation to mode of transport in order to comply with Policies T2 and DM1 of the Manchester Core Strategy (2012) .

10) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the new building hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies T2, SP1 and DM1 of the Manchester Core Strategy (2012) .

11) The electric vehicle charging points shall be implemented in accordance shown on PROPOSED SITE PLAN - GROUND FLOOR LEVEL plan ref: SPC - S4 - PRP - ZZZ - GF - DR - A - 002102 rev.P04 . Finalised details of the technical specification of the electric changing points to be installed within the car park (together with the infrastructure, ducting and capacity), shall be submitted to and approved in writing by the City Council as local planning authority, prior to installation.

The development shall be implemented in accordance with the approved details, prior to the building hereby approved being brought into use, and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy for Manchester .

12) The approval hereby granted is for a restricted use only in relation to TV/Film production with no audiences.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

13) The development hereby approved shall be carried out in accordance with the Environmental Standards and Energy Statement dated 8 November 2021 ref: 0048853 Revision 01 received by the City Council, as Local Planning Authority, on the 24th November 2021. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

14) The development hereby approved shall be carried out in accordance with the measures in section 4 of the Crime Impact Assessment Version A 08.06.2021 reference :2015/1088/CIS/02 received by the City Council, as Local Planning Authority on the 24th November 2021. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation that the recommended security measures have been fully installed at the development.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

15) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on plan ref: soft landscaping UG_893_LAN_SL_DRW_002 rev.P02 and General Arrangement plan UG_893_LAN_GA_DRW_001 rev.P06 received by the City Council, as Local Planning Authority on 24th November 2021 shall be implemented not later than 12 months from the date of commencement of works. The implemented soft landscaping scheme shall be maintained accordance with the Landscape management and maintenance plan dated August 2021 received on 24th November 2021.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

16) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

17) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

18) No trees shall be felled, or have any works undertaken on them, during the bird nesting and bat breeding seasons (March to September inclusive).

Reason - To ensure the protection of wildlife habitats in the locality, pursuant to policy EN15 of the Manchester Core Strategy (2012) and National Planning Policy Framework.

19) Prior to the commencement of development an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of invasive plant species (including small leaved cotoneaster) on site . The measures shall be carried out strictly in accordance with the approved scheme.

Reason - To prevent the spread of invasive species in accordance with the Wildlife and Countryside Act 1981, and in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012)

20) The development hereby approved shall be implemented in full accordance with the content of the planning agent's email 16.03.2022 , and the waste arrangements detailed in the Design and Access Statement received on 24th November 2021.

These arrangements shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. Any changes to the approved Waste Management Strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of amenity and public health, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

21) This permission does not relate to or give consent for the advertisements/signs as shown on any of the approved plans or documents submitted to the City Council.

Reason - For the avoidance of doubt and in the interests of visual amenity, pursuant to policies SP1 or DM1 of the Manchester Core Strategy (2012).

22) a) The proposed building hereby approved shall be constructed, acoustically insulated and operated in accordance with the Acoustics Planning Report ref: Revision 00 dated 06 July 2021; completed by Hoare Lea Acoustics received by the Local Planning Authority on the 24th November 2021 in order to limit the noise outbreak from the site. The recommended acoustic insulation measures shall be fully installed prior to the first use of the buildings hereby approved and retained and maintained for as long as the buildings are occupied.

b) Once the development is completed and prior to the first use of the development hereby approved, an acoustic assessment of the completed development shall be submitted for approval in writing by the City Council, as Local Planning Authority. If further mitigation measures are identified and necessary for installation, such measures shall then be implemented prior to the first use of the buildings and thereafter be retained and maintained in accordance with such agreed details.

Reason - In the interest of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

23) a) The externally mounted ancillary plant, equipment and servicing hereby approved shall be constructed, acoustically insulated and operated in strict accordance with Acoustics Planning Report ref: Revision 00 dated 06 July 2021; completed by Hoare Lea Acoustics received by the Local Planning Authority on the 24th November 2021 in order to limit the noise outbreak from the site. The recommended acoustic insulation measures shall be fully installed prior to the first use of the external equipment hereby approved and retained and maintained for as long as the buildings are occupied.

b) Once the development is completed and prior to the first use of the development hereby approved, an acoustic assessment of the installed externally mounted ancillary plant, equipment and servicing at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. If further mitigation measures

are identified and necessary for installation, such measures shall then be implemented and thereafter be retained and maintained in accordance with such agreed details.

Reason - In the interest of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

24) Waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

25) a) Before the use hereby approved commences finalised details of the location of lighting to the car park area (including height and detailed design of the columns) and location of the proposed bulk head lighting to be located on the proposed building be submitted to and approved in writing by the City Council as local planning authority .
b) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

26) The development hereby approved shall be implemented in accordance with the measures the Biodiversity Net Gain Assessment July 2021 received 24th November 2021, and Ecological calculations spreadsheet regard Biodiversity Net Gain Assessment received 11th March 2022.

Reason - in the interests of residential development and to encourage bio-diversity pursuant to policies EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

a) Before the use hereby approved commences finalised details of the location of lighting to the car park area (including height and detailed design of the columns) and location of the proposed bulk head lighting to be located on the proposed building be submitted to and approved in writing by the City Council as local planning authority .

b) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Date: 22 March 2022

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.