

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 Quays (OGS) Developments
Limited
C/o Agent

Agent (if used)

Mr Michael Percival
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Variation of Condition 2 to planning permission ref: 127612/FO/2020 to reflect design development of container workspaces.

Location: Granada House , Atherton Street, Manchester, M3 3GS

Date of application: 18 June 2021

Application number: 130796/JO/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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. There were no such issues that needed to be dealt with in respect of this application.

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) Each phase of the development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings:

Zone Plan 180146-3DR-Z0-XX-DR-D112 Rev A; 180146 3DR Z0 XX DR D 001 Rev A; 180146 3DR Z0 XX DR D 002 Rev B; 180146 3DR Z0 XX DR D 003 Rev A; 180146 3DR Z0 SE DR D 030 Existing East Elevation A; 180146 3DR Z0 SE DR D 031 Existing South Elevation Rev A; 180146 3DR Z0 SE DR D 032 Existing West Elevation Rev A; 180146 3DR Z0 SE DR D 033 Existing North Elevation Rev A; 180146 3DR Z2 LG DR D 099 Rev D; 180146 3DR Z2 00 DR D 100 Rev D; 180146 3DR Z0 00 DR D 100 Rev F; 180146 3DR Z2 01 DR D 101 Rev D; 180146 3DR Z2 02 DR D 102 Rev D; 180146 3DR Z2 03 DR D 103 Third Floor Plan Rev D; 180146 3DR Z2 04 DR D 104 Rev A; 180146 3DR Z0 05 DR D 105 Rev C; 180146 3DR Z0 06 DR D 106 Rev A; 180146 3DR Z0 07 DR D 107 Rev C; 180146 3DR Z0 08 DR D 108 Rev C; 180146 3DR Z0 09 DR D 109 Rev C; 180146 3DR Z0 10 DR D 110 Rev C; 180146 3DR Z0 RF DR D 111 Rev C; 180146 3DR Z0 SE DR D 120 Section A-A Rev C; 180146 3DR Z0 SE DR D 121 Section B-B Rev B; 180146 3DR Z0 SE DR D 122 Section C-C Rev C; 180146 3DR Z2 SE DR D 123 Section D-D Rev D; 180146 3DR Z2 SE DR D 124 Section E-E Rev D; 180146 3DR Z0 SE DR D 125 Section F-F Rev F; 180146 3DR Z2 SE DR D 126 Section G-G Rev D; 180146 3DR Z0 SE DR D 130 Rev F; 180146 3DR Z0 SE DR D 131 Rev D; 180146 3DR Z0 SE DR D 132 Rev F; 180146 3DR Z0 SE DR D 133 Rev G; 180146 3DR Z0 SE DR D 135 Rev C; 180146 3DR Z0 SE DR D 136 Rev C; 180146 3DR Z2 SE DR D 137 Rev C; 180146 3DR Z2 SE DR D 138 Rev C.

Documents:

180146_3DR_RP_Z2 Planning Amendments June 2021 prepared by 3D Reid; Design and Access Statement, including Public Realm Strategy, prepared by 3D Reid; Statement of Consultation and Addendum prepared by Deloitte; Archaeological Desktop Report prepared by Salford Archaeology; Archaeological Excavation Report prepared by Salford Archaeology; BREEAM Pre-Assessment prepared by Crookes Walker Consulting; Environmental Standards Statement (including Blue and Green Infrastructure Statement) prepared by Element Sustainability; Energy Statement prepared by Crookes Walker Consulting; Ventilation Strategy prepared by Crookes Walker Consulting; Heritage Statement prepared by Stephen Levrant Heritage Architecture; Ecological Assessment prepared by ERAP; Drainage Strategy prepared by Curtins; Crime Impact Statement prepared by Greater Manchester Police; Transport Statement prepared by Vectos; Framework Travel Plan prepared by Vectos; Phase 1 and 2 Ground Conditions Reports prepared by Curtins; UXO Survey undertaken by Planit Surveys; Acoustic Statement prepared by Sandy Brown; Construction Management Plans prepared by B&K and ARJ; Waste and Servicing Management Strategy prepared by Vectos; Tech Note 01 - OGS Zone 6 Waste Update June 2021, prepared by Vectos; TV Impact Report prepared by ScS Technologies; Air Quality Assessment prepared by Hilson Moran; Dust Assessment (Air Quality Management Plan) prepared by Hilson Moran; Lighting Assessment prepared by Hoare Lea; Hotel Management Strategy prepared by SHG; Sunlight and Daylight Statement prepared by GVA Schatunowski Brooks stamped as received by the Local Planning Authority on 11 August 2020 and External Materials Schedule and QA procedures dated 02 November 2020 prepared by Bowmer and Kirkland.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Core Strategy policies DM1 and SP1.

3) Notwithstanding the external materials approved under CDN/21/0152 (Kawneer Curtain Wall, Framing Systems, Sliding Doors and Sotech TFC+ Rainscreen) approved on 13/10/2021, the external materials for each phase shall be presented to the City Council as local planning authority in accordance with the agreed schedule dated 02

November 2020 prepared by Bowmer and Kirkland along with jointing and fixing details and the enclosed strategies for quality control management. Samples of all remaining materials shall be submitted and approved, by the City Council, as local planning authority, in accordance with the agreed schedule. A full account of all external materials reviewed and signed off in accordance with this schedule shall be submitted prior to operation in accordance with the approved schedule.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Core Strategy policies DM1 and SP1.

4) Before each phase of the development hereby approved is completed (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A), a paving and surfacing strategy for the public footpaths, vehicular crossings, and vehicular carriageways around the site shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied.

Reason: In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian and other routes, pursuant to the Guide to Development and policy DM1 of the Core Strategy.

5) Other than enabling works comprising demolition, piling and construction of the sub structure, no phase of development shall commence unless and until a schedule and programme for the issue of samples and specifications of all hard landscape materials, together with a layout plan identifying the location of the materials have been submitted to and approved in writing by the City Council as local planning authority. Each phase of the development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the building is first occupied. The materials shall be presented to the City Council as local planning authority in accordance with the agreed schedule.

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.

6) Each phase of the development (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) hereby approved shall include a building lighting scheme, including the rooftop extension to the hotel / members club, and a scheme for the illumination of all external areas during the period between dusk and dawn, or as may be otherwise agreed in writing by the City Council as local planning authority. Full details of such a scheme, including lighting levels within internal public areas and how the impact on occupiers of nearby properties will be mitigated, shall be submitted to and approved in writing by the City Council as local planning authority before the development is completed. External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. The approved scheme for each phase shall be implemented in full before each phase of the development is first occupied.

Reason: In the interests of amenity, crime reduction and the personal safety of those using the proposed development, pursuant to policy E3.3 of the Unitary Development Plan for the City of Manchester DM1 of the Core Strategy.

7) Each phase of the development (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) 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 of a secure by design accreditation, in line with the recommendations set out in the approved Crime Impact Statement dated 17/03/20.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy.

8) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, deliveries/waste collections on Sundays/Bank Holidays confined to 10:00 to 18:00. Any deliveries that are proposed to be scheduled to take place outside of these hours shall be detailed in an additional Servicing Management Plan to be approved by the Local Planning Authority prior to the use becoming operational.

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

9) Use of each phase of the development (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) shall not commence unless and until a cycle parking strategy, including temporary and permanent arrangements, has been submitted to and agreed in writing by the City Council as local planning authority.

Reason: To ensure the details of the application are satisfactory, pursuant to policy DM1 of the Core Strategy

10) Before each phase of the development is completed (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) a signage design strategy shall be submitted to and approved in writing by the City Council as local planning authority.

Reason: To protect the visual amenity of the area and to ensure the development is carried out in a satisfactory manner pursuant to policy DM1 of the Core Strategy.

11) The development hereby approved shall be carried out in accordance with the measures set out in 049242-CUR-00-XX-RP-GE-002 Old Granada Studios Post-Demolition Phase 2 Site Investigation prepared by Curtins that identifies and evaluates all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas, with measures recommended to be implemented with regard to remediation as set out in that report. The development shall be carried out in accordance with the approved strategy and a Verification Report shall be submitted to and approved in writing by the City Council.

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 Core Strategy.

12) Fumes, vapours and odours shall be extracted and discharged from each phase of the premises (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences in each phase. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intake.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

13) The development shall be operated in accordance with the following hours of operation:

Hotel & Room Service (incl F&B): 24/7;

Food and Beverage, Club and pool external areas: Monday-Wednesday: 8am - 11pm; Thursday & Friday: 8am - 11pm; Saturday: 8am - 11pm; Sunday / Bank Holiday: 8am - 10.30pm;

Food and Beverage within Members Club internal areas: Monday-Wednesday: 8am - 4am; Thursday & Friday: 8am - 4am; Saturday: 8am - 4am; Sunday / Bank Holiday: 8am - 4am

Food and Beverage (other) internal areas: Monday-Wednesday: 7am - 12am; Thursday & Friday: 7am - 1am; Saturday: 7am - 1am; Sunday / Bank Holiday: 8am - 12am

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

14) The roof top terrace areas shall not allow for the use of amplified sound or any music in these external areas at any time. Low level background music only will be played on the terrace, in accordance with the Acoustic Planning Report dated 05 October 2020, approved in writing by the City Council as local planning authority.

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

15) Externally mounted ancillary plant, equipment and servicing for each phase shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. The scheme for each phase (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) shall be submitted to and approved in writing by the City Council as local planning authority prior to first occupation in order to secure a reduction in the level of noise emanating from the site.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, to safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

16) Notwithstanding the details approved for Zone 6 (Tech Note 01 - OGS Zone 6 Waste Update June 2021, prepared by Vectos), before first occupation of each phase, (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A), a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. New developments should have refuse storage space for segregated waste collection and recycling. Internal and external recycling facilities are required.

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

17) Studies with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority to assess the impact of the development on television signal reception within the potential impact area identified in the approved TV and Reception Survey prepared by SCS Technologies within one month of the practical completion of the development and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified TV and Reception Survey prepared by SCS Technologies as approved by the Local Planning Authority.

Reason: To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built will effect TV reception and to ensure that the development at least maintains the existing level and quality of TV signal reception as advised in PPG 8 and pursuant to policies SP1 and DM1 of the Core Strategy.

18) No externally mounted telecommunications equipment shall be mounted on any part of the buildings hereby approved, including the roofs, unless otherwise agreed in writing by the City Council as local planning authority.

Reason: In the interest of visual amenity and pursuant to policy DC18.1 of the Unitary Development Plan for the City of Manchester

19) Each phase of the premises, (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A), shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority.

The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Upon completion of all phases 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 acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria has 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 agreed noise criteria.

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

20) The development hereby approved, excluding container-type B1 Office units, shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority prior to occupancy of each part of the development.

Reason: In order to minimise the environmental impact of the development pursuant to policies SP1, DM1 and EN8 of the Core Strategy

21) Before first occupation of each phase of the development, a Travel Plan together with details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of each phase of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy.

Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented.

Reason: In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

22) The development hereby approved shall be carried out in accordance with the details set out in Construction Management Plan - Granada Studios (Zone 6) dated 18 September 2020 prepared by Bowmer and Kirkland and Construction Management and Logistics Plan dated 23 September 2020 prepared by ARJ, including hours of operation, site waste management, air quality plan, highways works, scaffolding and use of cranes during construction.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy.

23) Piling and foundation designs shall be carried out in accordance with the details set out in 049242-CUR-00-XX-RP-GE-002-V01 (Piling Risk Assessment) prepared by Curtins, dated 19 March 2019.

Reason: To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to Core Strategy policies EN14 and EN17

24) Each phase of the development hereby approved (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A), shall not be occupied until full details of the design and location of all taxi areas and vehicle drop-off points, within the development, have been submitted to, and approved in writing by, the City Council as local planning authority.

Reason: In the interests of amenity and highway safety, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

25) Other than enabling works comprising demolition, piling and construction of the sub structure, no phase of development (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) shall commence until full details of the design and appearance of all rooftop external areas for each phase, including all structural elements and full details of the design and appearance of the hotel building rooftop extension elevation facing Atherton Street, has been submitted to, and approved in writing by, the City Council as local planning authority. The elevation shall be designed to avoid including transparent windows facing Atherton Street.

Reason: In the interests of residential amenity and visual amenity, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

26) This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the 1200mm diameter surface water sewer located in Atherton Street at a rate not exceeding 80 litres per second to meet the requirements of the National Planning Policy Framework (PPS 1 (22) and PPS 25 (F8) and part H3 of the Building Regulations.

Reason - To ensure the satisfactory development of the site, pursuant to policy DM1 of the Core Strategy.

27) No surface water from this development shall be discharged either directly or indirectly to the combined sewer network.

Reason - To ensure the satisfactory development of the site, pursuant to policy DM1 of the Core Strategy.

28) The development shall be carried out in accordance with the measures set out in the Air Quality Assessment Report dated 26 March 2020 to ensure air quality objectives for the site are met.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect future residents from air pollution, pursuant to policy DM1 of the Core Strategy.

29) The Local Labour Agreements set out by Bowmer and Kirkland and ARJ Construction, stamped as received by the Local Planning Authority on 02 November 2020 and agreed in writing with the City Council as local planning authority, shall be complied with during the construction phase. A further Local Labour Agreement shall be submitted, and approved in writing by the City Council, as local planning authority, for operational elements of the proposed development, prior to the operation of each phase of development (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A).

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

30) Each phase of development, (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A), shall not be occupied unless and until a servicing strategy, including a schedule of loading and unloading locations, has been submitted to and agreed in writing by the City Council as local planning authority. Servicing of each phase shall thereafter take place in accordance with the approved strategy.

Reason: In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy

31) No development shall take place unless and until full details of the design and appearance of the hotel building rooftop extension elevation facing Atherton Street has been submitted to, and approved in writing by, the City Council as local planning authority. The elevation shall be designed to avoid including transparent windows facing Atherton Street.

Reason: In the interests of residential amenity and visual amenity, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

32) Zone 2 of the development hereby approved, as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A, shall not be occupied until detailed designs of the supergraphics to be applied to the new stair and lift core element have been submitted to and approved in writing by the City Council as Local Planning Authority.

Reason: In the interests of residential amenity and visual amenity, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

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.

Date: 18 October 2021

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.