

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

Pauline Terry
One Manchester
Lovell House
6 Archway
Manchester
M15 5RN

Agent (if used)

Ben Green
John McCall Architects
No 1 The Arts Village
Henry Street
Liverpool
L1 5BS

Part 1 – Particulars of the application/development

Proposal: Variation of condition number 2 (specified plans), 3 (materials), 14 (boundary treatment) and 15 (waste Management) attached to planning permission ref: 128209/JO/2020 to allow elevation alterations and changes to boundary treatment adjoining rear courtyard area

Location: 22 Reddish Lane, Manchester, M18 7JN

Date of application: 11 March 2021

Application number: 129686/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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this development and further work and discussions have taken place with the applicant through the course of the application. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

- 1) The development must be begun not later than 21 November 2022.

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:

Drawings numbered PL 001 P01 and PL 002 P01

Design and Access Statement revision P01

Affordable Housing Statement - Pomona

ADT Environmental Noise Impact Assessment dated 4 July 2019

Urban Green Ecological Assessment dated February 2019

Waste management Strategy

All stamped as received by the City Council, as Local Planning Authority, on 30 July 2019

Crime Impact Statement Crime Impact Statement Version B ref:2006/1407/CIS/01, dated 31 July 2019 and stamped as received by the City Council, as Local Planning Authority, on 1 August 2019

Supplementary Affordable Housing Statement stamped as received by the City Council, as Local Planning Authority, on 3 October 2019.

The drawing titled 'Interface Distance Sketch', stamped as received by the City Council, as Local Planning Authority, on 14 October 2019.

The Sutcliffe Phase II Interpretative Ground Assessment (ref:300063LG), dated February 2019 and stamped as received by the City Council, as Local Planning Authority on 3 January 2020.

The schedule of proposed changes, stamped as received by the City Council, as Local Planning Authority on 6 February 2020.

The Dimplex 'Edel Hot Water Heat Pump' document stamped as received by the City Council, as Local Planning Authority on 11 February 2020.

The documents titled '1716 Access strategy Pomona Hotel scheme' and '1716 Pomona Air quality Mitigation Plan', and drawing number 9079-WML-00-XX-DR-C-1005-P01, stamped as received by the City Council, as Local Planning Authority on 21 February 2020.

The document titled '1716 Pomona Air quality Mitigation Plan', stamped as received by the City Council, as Local Planning Authority on 21 February 2020.

Email from Ben Green, dated 19 March 2020, confirming the number of EV charging points and accompanying drawing number PL010 P02, stamped as received by the City Council, as Local Planning Authority on 19 March 2020.

The WML Consulting Remediation Strategy (ref:9079G-WML-00-XX-RP-G-0001-Rev A dated January 2020) stamped as received by the City Council, as Local Planning Authority on 3 March 2020

Email from Ben Green, dated 13 March 2020, which confirms that a section 278 application has been made for the proposed works.

Drawing numbers PL007 P04 and PL009 P02, stamped as received by the City Council, as Local Planning Authority, on 13 March 2020.

The Japanese Knotweed Control Limited document ref: QR22 v16, stamped as received by the City Council, as Local Planning Authority, on 17 March 2020.

The email, dated 19 March 2020, from Ben Green, confirming the number of electric vehicle charging points and drawings numbered PL010 P02 and D7831.001B, stamped as received by the City Council, as Local Planning Authority, on 19 March 2020.

The 'Commercial Waste Management Strategy' document, stamped as received by the City Council, as Local Planning Authority on 28 April 2020.

The email from Ben Green, dated 26 May 2020, which confirms that there is no invasive plant material within the site boundary.

The emails from Ben Green, dated 3 and 4 August 2020, confirming sustainability measures at the site.

Drawings numbered PL003 P017 and PL005 P06, stamped as received by the City Council, as Local Planning Authority on 11 March 2021.

Drawings numbered PL004 P07 and PL006 P10, stamped as received by the City Council, as Local Planning Authority on 26 May 2021.

Email from Ben Green, dated 26 May 2021, which confirms that the approved louvres are to be retained to the northern elevation.

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.

3) The development shall be constructed only using the approved details as indicated on drawing number PL006 P010, stamped as received by the City Council, as Local Planning Authority on 26 May 2021.

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, EN1 and DM1 of the Manchester Core Strategy.

4) When the development commences, the development shall be carried out in accordance with the Sutcliffe Phase II Interpretative Ground Assessment (ref:300063LG), dated February 2019 and stamped as received by the City Council, as Local Planning Authority on 3 January 2020. and the WML Consulting Remediation Strategy (ref:9079G-WML-00-XX-RP-G-0001-Rev A dated January 2020) stamped as received by the City Council, as Local Planning Authority on 3 March 2020. A Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the 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

5) The development hereby approved shall only be implemented in accordance with the surface water drainage scheme detailed on revised drawing numbered 1005/P03 received by the City Council as Local Planning Authority on 29 May 2020, together with associated drainage calculations and Strategy received by the City Council as Local Planning Authority on 22 January 2020, as part of condition discharge application referenced CDN/20/0040.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies within the NPPF and NPPG and policies EN08 and EN14 of the Manchester Core Strategy

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:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- 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 within the NPPF and NPPG and policies EN08 and EN14 of the Manchester Core Strategy.

7) The development hereby approved shall only be implemented in accordance with the revised Construction Management Plan dated 26 March 2020 (issue 3) received by the City Council as Local Planning Authority on 18 May 2020, as part of condition discharge application referenced CDN/20/0040.

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

8) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the new dwelling units 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.

9) Prior to the first occupation of the development hereby approved, the proposed electric vehicle charging points shall then be fully implemented in accordance with the email, dated 19 March 2020, from Ben Green and accompanying drawing number

PL010 P02, stamped as received by the City Council, as Local Planning Authority, on 19 March 2020.

Reason - In the interest of the residential amenity of the occupants of the development due to the air quality surrounding the development and to secure a reduction in air pollution from traffic or other sources in order to safeguard the amenity of nearby residents from air pollution, pursuant to policies SP1, EN16 and DM1 of the Manchester Core Strategy and Greater Manchester Air Quality action plan 2016.

10) The development hereby approved shall be carried out in accordance with the Energy Council Environmental Standards Statement (ref:Z30844), dated 27 June 2019 and stamped as received by the City Council, as Local Planning Authority, on the 30 July 2019, as amended by the schedule of proposed changes, stamped as received by the City Council, as Local Planning Authority on 6 February 2020, which indicates that the PV roof mounted array is to be replaced with individual air source heat pumps in each apartment, as detailed in the Dimplex 'Edel Hot Water Heat Pump' document stamped as received by the City Council, as Local Planning Authority on 11 February 2020. A post construction Sustainability Review document demonstrating: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance, shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of the completion of the construction of the authorised development; and a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of the Manchester Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

11) The development hereby approved shall be completed in accordance with the scheme for the provision of space and facilities for bicycle and scooter parking as shown on drawing number PL 007 P04, stamped as received by the City Council, as Local Planning Authority on 13 March 2020. The approved space and facilities shall then be retained and permanently reserved for bicycle and scooter parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

12) The development hereby approved shall only be carried out in accordance with the submitted Crime Impact Statement Crime Impact Statement Version B ref:2006/1407/CIS/01, dated 31 July 2019 and stamped as received by the City Council, as Local Planning Authority, on 1 August 2019, and its associated recommendations. 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 of a secured by design accreditation.

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

13) The site shall only be developed in accordance with the ADT Environmental Noise Impact Assessment dated 4 July 2019 and stamped as received by the City Council, as Local Planning Authority, on 30 July 2019. The approved noise insulation measures shall be fully implemented before any of the dwelling units are occupied.

Upon completion of the development and before first occupation of the residential units, 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 the internal noise 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 internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

14) The boundary treatment hereby approved shall be carried out in accordance with the details indicated on drawing number PL003 P17, stamped as received by the City Council, as Local Planning Authority on 11 March 2021. The boundary treatment shall be completed before the approved housing units are occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

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 in order to comply with policies SP1 and DM1 of the Manchester Core Strategy.

15) The approved waste management scheme approved as part of condition discharge application referenced CDN/20/0134, shall be implemented as part of the development in accordance with the following drawings and documents.

Drawing number PL007 P04, stamped as received by the City Council, as Local Planning Authority, on 13 March 2020.

The email, from the planning agent dated 13 March 2020, which confirms that the bin store area is 25.18 m² which relates to 1.67m² per apartment

The 'Commercial Waste Management Strategy' document, stamped as received by the City Council, as Local Planning Authority on 28 April 2020.

Drawing numbered PL003 P17, stamped as received by the City Council, as Local Planning Authority on 11 March 2021.

The approved waste management arrangements shall remain in situ whilst the use or development is in operation.

Reason - In the interests of residential and visual amenity and public health pursuant to policy DM1 of the Manchester Core Strategy Development Plan Document.

16) The approved landscaping scheme indicated on drawing number D7831.001B s received by the City Council, as Local Planning Authority on 19 March 2020 as part of condition discharge application referenced CDN/20/0134, shall be implemented not later than 12 months from the date the buildings are first occupied. 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 and DM1 of the Manchester Core Strategy.

17) The development shall be implemented in accordance with the approved off site-highway works details, as indicated on drawing number 9079-WML-00-XX-DR-C-1005-P01 received by the City Council, as Local Planning Authority on 21 February 2020, and the email from Ben Green, dated 13 March 2020, which confirms that a section 278 application has been made for the proposed works. The approved works shall be completed prior to the proposed accommodation first being brought into use

Reason - In the interests of highway safety due to the increased traffic flow generated from the development, pursuant to policies T1 of the Manchester Core Strategy.

18) Prior to the occupation of the building all measures described in The Japanese Knotweed Control Limited document ref: QR22 v16, stamped as received by the City Council, as Local Planning Authority, on 17 March 2020 and Email from Ben Green, dated 26 May 2020, (which confirms that there is no invasive plant material within the site boundary), are to be undertaken.

Reason - To prevent the spread of any invasive plants and in order to safeguard important wildlife habitats in the area, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

19) No vegetation clearance shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the City Council, as Local Planning Authority.

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

20) Prior to the occupation of the development hereby approved, permanent bird boxes shall be installed at the site in accordance with the details indicated on drawing numbered PL.003 P17, stamped as received by the City Council, as Local Planning Authority, on 11 March 2021. The bird boxes shall be thereafter retained whilst the development is occupied.

Reason - To provide bird boxes to comply with policy EN15 of the Core Strategy for Manchester.

21) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3. For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

22) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the building, other than those shown on the approved drawings.

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

23) The development hereby approved shall be used as residential accommodation for the over 55's only, in accordance with details contained within the approved drawings, the 'Affordable Housing Statement - Pomona', stamped as received by the City Council, as Local Planning Authority, on 30 July 2019 and the 'Supplementary Affordable Housing Statement' stamped as received by the City Council, as Local Planning Authority, on 3 October 2019.

Reason - In the interests of residential amenity and to ensure that appropriate implementation of the authorised development pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

24) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn, in accordance with the details indicated on drawing numbered P0119/ELE stamped as received by the City Council, as Local Planning Authority, on 5 January 2021, as amended by drawing number P0119/EXT-B, stamped as received by the City Council, as Local Planning Authority, on 31 March 2021. The approved scheme shall be implemented in full prior to the first use of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

25) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as Local Planning Authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the City Council as Local Planning Authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

26) The development shall be completed in accordance with the document titled '1716 Access strategy Rev A' received by the City Council, as Local Planning Authority on 22 June 2020, in relation to access proposals for mobility impaired persons. The approved details shall be implemented before the development is first occupied.

Reason - To ensure that satisfactory disabled access is provided, pursuant to saved policy DC7 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

27) The development shall provide air quality mitigation measures in accordance with the document titled '1716 Pomona Air quality Mitigation Plan', stamped as received by the City Council, as Local Planning Authority on 21 February 2020, and the email from Ben Green, dated 19 March 2020, confirming the number of EV charging points and accompanying drawing number PL010 P02, stamped as received by the City Council, as Local Planning Authority on 19 March 2020. The approved mitigation measures shall be implemented as part of the development 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 policy EN16 of the Core Strategy.

28) Any externally mounted ancillary plant, equipment and servicing 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 shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The approved scheme shall be completed before the premises is occupied.

Upon completion 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 details. The report shall also undertake post completion testing to confirm that the noise 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 minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

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: 10 June 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.