MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Miss Hannah Thorpe
Lovell Partnership Ltd
Innovation House
Barrington Road
Birchwood
Altrincham
WA14 1JY

Agent (if used)

Miss Hannah Thorpe
Lovell Partnership Ltd
Innovation House
Barrington Road
Altrincham
WA14 1JY

Part 1 – Particulars of the application/development

Proposal: Variation of condition 11 (Affordable Housing Statement) attached to planning permission referenced 142009/JO/2025 to allow the changes to tenure of plots 20 and 146

Location: Land Off Edge Lane, Manchester,

Date of application: 16 April 2025

Application number: 142732/JO/2025

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

0) 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 matter where early discussions took place regarding tenure of the affordable housing at the site . The proposal is considered to be acceptable and therefore determined within a timely manner.

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

Drawings

6199.02 Rev A, 6199.01 Rev A, 0723-EA-A-G01, 2860-SP01, P005, P006, P01, P010, P011, P012, P013, P015, P016, P020, P021, P022, P025, P026, P027, P030, P031, P032, P033 stamped as received by the City Council, as Local Planning Authority, on the 6 April 2020.

P040 stamped as received by the City Council, as Local Planning Authority, on the 15 April 2020

P018 REV A, P023A and P028A stamped as received by the City Council, as Local Planning Authority, on the 5 June 2020

0723-EA-A-P050, 0723-EA-A-P051, 0723-EA-A-P052 REV A, 0723-EA-A-P053 REV A, 0723- EA-A-P054, 0723-EA-A-P055, 0723-EA-A-P056, P002 REV C, P003 REV C, P004 REV C and P014 REV A stamped as received by the City Council, as Local Planning Authority, on the 5 August 2020

Supporting information

Note from Dan Mitchell Barton Wilmore dated 5 June 2020
Tree survey, flood risk assessment, phase 1 geo environmental study, biodiversity survey, Design and access statement, affordable housing statement, bat roost report, Crime Impact Statement (Version A) and planning statement stamped as received by the City Council, as Local Planning Authority, on the 6 April 2020

Energy statement, highway note, noise impact statement, sustainability statement stamped as received by the City Council, as Local Planning Authority, on the 5 June 2020

INTERPRETATIVE REPORT REV 1 FINAL - JULY stamped as received by the City Council, as Local Planning Authority, on the 27 August 2020

AS AMENDED BY :
Letter from ELLUC Project Ltd dated 12th December 2024
Site layout plan ref: 0723-EA-A-C003-Z
Apartment Block 1- Ground Floor Plan ref: 0723 C701 L (related to the incorporation of stairs to the access from Fairfield Road)
Apartment Block 1 - Elevation sheet 1 Plan ref: 0723 C705 E
Apartment Block 1 - Elevation sheet 2 Plan ref: 0723 C706 B
Received 28th January 2025.

Location plan ref: 0723-EA-A-P001 received 20th February 2025

AS AMENDED BY :
Affordable housing statement received 15th May 2025

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).

2) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the

protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

3) a) The development shall be implemented in accordance with Local Labour Proposal Form stamped as received by the City Council, as Local Planning Authority, on the 26 May 2021.

(b) The development has achieved the outcomes as set out in
- Local Labour Proposal form- Construction Phase
- Local Labour Construction - Reporting Form Yr 1
- Local Labour Construction - Reporting Form Yr 2
- Local Labour Construction - Reporting Form Yr 3

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

4) The drainage arrangements shall be implemented in accordance with :
- ELL-19045-YH-B-120-C- Private Drainage Layout-120, ELL-19045-YH-B-121-B- Private Drainage Layout-120, ELL-19045-YH-B-122-C- Private Drainage Layout-120, ELL-19045-YH-B-123-B- Private Drainage Layout-120, ELL-19045-YH-B-124- Private Drainage Layout Sheet 5 of 5, ELL-19045-YH-B-150-D- Subcatchment Plan-150, ELL-19045-YH-B-175 -B- Flood Routing Plan-175, ELL-19045-YH-B-180 -C- Section 104 Plan - louis temp-180, ELL-19045-YH-B-320-B Hydrobrake Details-321, ELL-19045-YH-B-321-B Hydrobrake Details-321, ELL-19045-YH-B-380-B-Cellular Storage Tank Detail-380, Net 1 Foul, Net 1-30, Net 2 Foul and Net 2-30 stamped as received by the City Council, as Local Planning Authority, on the 26 May 2021

- ELL-19045-YH-B-320, ELL-19045-YH-B-321 and ELL-19045-YH-B-155 stamped as received by the City Council, as Local Planning Authority on the 23 July 2021

- Drainage calculations stamped as received by the City Council, as Local Planning Authority on the 29 July 2021

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

5) (a) The development shall be carried out in accordance with the phase I Geo-Environmental Desk Study for Edge Lane, Openshaw. Report Reference Sh12240 RPT-003. Produced by Wardell Armstrong for Chilton Estates Ltd. [October 2019] and Ground Investigation Report for Edge Lane, Openshaw. Report Reference: 19YHG001/GI. Produced by Betts Geo Environmental Ltd for Your Housing Group. [March 2020] stamped as received by the City Council, as Local Planning Authority, on the 6 April 2020 and 27 August 2020, Remediation Strategy. Edge Lane, Openshaw. Prepared by Betts Geo Consulting Engineers. Report Reference: 19YHG001/RS. Revision B. [August 2020] and Email from Marc Fawcett dated 19 October 2020

(b) When development commences, it shall be carried out in accordance with the previously agreed 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.

c) Verification reporting has been accepted and agreed for plot nos. 19-30, 88-102, 110-119, 148-159, 190-193, 213-216.

Reason - The ground conditions at the site shall be appropriately dealt with an prevent impact on the below ground water. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

6) If, during the works, contamination or conditions not previously identified as part of the agreed documents within condition 5 are found to be present at the site (or in the monitored vicinity) then no further operations shall be carried out until a strategy which details how this unsuspected circumstance shall be dealt with has been submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and then verified as required by part (b) of condition 5.

Reason - To ensure that the works to be undertaken do not contribute to, or adversely affect, unacceptable levels of water pollution from previously unidentified contamination sources pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

7) The development shall be implemented in accordance with the contents of :
- Piling Impact on Groundwater, for Edge Lane, Openshaw, produced by Betts Geo for Your Housing Group report no: 21LPL083/JS/L1, dated: 6th April 2022 stamped as received by the City Council, as Local Planning Authority, on the 16 May 2022
- Remediation Strategy, for Edge Lane, Openshaw, produced by Betts Geo for Your Housing Group, report no: 19YHG001/RS, dated: May 2020 stamped as received by the City Council, as Local Planning Authority, on the 16 May 2022.

Reason - To ensure that the proposed Piling does not harm groundwater resources in line with policy EN17 and EN18 of the Manchester Core Strategy (2012).

8) The development shall be implemented in accordance with Construction and Environmental Plan stamped as received by the City Council, as Local Planning Authority, on the 26 May 2021.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) The development shall be implemented in accordance with:
- Drawing P004 REV F stamped as received by the City Council, as Local Planning Authority, on the 30 November 2021
- Email from Michael Mercer dated 4 January 2021 detailing the following:
- Red - Main brick Calderston Claret (top), contrast brick Alderley Burgundy (bottom)

- Buffs - Main brick Dilston blend (no contrast brick)
- Darks - Main brick Moria (top), contrast brick Sterling Grey
- Stone surround
- Marley Modern roof tile
- The material panel inspected on site 13 January.
- Email from Michael Mercer dated 20 January 2021 confirming the brick reveals: apartments 185 mm and dwellinghouses 75 mm

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 (July 2012).

10) The window reveals and soffits for the development shall be carried out in accordance with drawings 0723-EA-A-P050, 0723-EA-A-P051, 0723-EA-A-P052 REV A, 0723-EA-A-P053 REV A, 0723-EA-A-P054, 0723-EA-A-P055, 0723-EA-A-P056, P002 REV C, P003 REV C, P004 REV C and P014 REV A stamped as received by the City Council, as Local Planning Authority, on the 5 August 2020. For the avoidance of doubt the extent of the window reveals and detailing will be as follows:

- Minimum window reveal 175 mm (front elevations and elevations visible from the road);
- Brickwork to Soffits of all windows.

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

11) The development shall be implemented in accordance with the contents of the Affordable Housing Statement received by the City Council, as Local Planning Authority, on the 15 May 2025 and thereafter retained in perpetuity.

Reason - In order to provide affordable housing at the site in accordance with policy H8 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

12) The boundary treatment shall be carried out in accordance with drawing P003 REV C stamped as received by the City Council, as Local Planning Authority, on the 5 August 2020 and drawings P030, P031, P032, P033 stamped as received by the City Council, as Local Planning Authority, on the 6 April 2020

The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatment shall be retained and maintained in situ thereafter 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 (or removed), other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

13) The development hereby approved shall be carried out in accordance with the energy statement stamped as received by the City Council, as Local Planning Authority,

on the 5 June 2020. For the avoidance of doubt the development shall achieve a minimum of 15.9 % reduction in carbon on Part L 2010 Building Regulations.

The development has been implemented in accordance with. the Part L Design note received by the City Council, as Local Planning Authority, on the 20 September 2022.

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 drainage management arrangements shall be undertaken in accordance with Site Maintenance Plan (Drainage) rev. E report received on 21st March 2025 (supported by the photographic evidence of the proposed tank and the flow control manhole submitted on 28th January 2025) and retained for as long as the development remains in use.

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 SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

15) (a) The development shall be implemented in accordance with drawings 6199.03 Rev A, 6199.02 Rev C, 6199.01 Rev C received by the City Council, as Local Planning Authority, on the 7 October 2022, prior to the first occupation of the development hereby approved.

(b) The approved scheme shall be implemented prior to the first occupation of the development. 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) (a) The development shall be implemented in accordance with the Noise details received by the City Council, as Local Planning Authority, on the 20 September and 12 October 2022 before the first occupation of the development.

(b) The development has been implemented and achieved the acoustic insulation verification in the Acoustic design note (0132022_AC03) received by the City Council, as Local Planning Authority, on the 28 October 2022 conforming to the recommendations and requirements approved as part of part (a) of this planning condition.

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, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

17) The development shall be implemented in accordance with the contents of the Letter dated 25 October 2022 and Bin store details received by the City Council, as Local Planning Authority, on the 16 August 2022 in relation to waste management arrangements, prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

18) The development shall be implemented in accordance with Information received by the City Council, as Local Planning Authority, on the 15 and 25 November 2022 in relation to lighting, prior to the first occupation 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 in order to comply with the requirements of policies SP1 and DM1 of the Manchester Core Strategy (2012).

19) 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 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(2012).

20) The Edgefield Green, Edge Lane, Openshaw, Manchester development (plots 1-216) has achieved secure by design accreditation.

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

21) The development shall be implemented in accordance with the Cycle store details received by the City Council, as Local Planning Authority, on the 16 August 2022, prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

22) The development shall be implemented in accordance with the S278 details received by the City Council, as Local Planning Authority, on the 16 August 2022, prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

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).

23) 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 part of the premises 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(a). 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.

24) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by 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) the dwellings hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) 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(a).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; 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.

25) The development shall be implemented in accordance with Ecological enhancements plan stamped as received by the City Council, as Local Planning Authority, on the 15 February 2022 and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

26) Prior to the first occupation of the development, details and specification of fast charging (7kw) electric car charging points for each dwellinghouse and apartment car parking area shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

27) The driveways and car parking areas shall be implemented in accordance with Drainage details received by the City Council, as Local Planning Authority, on the 20 September 2022 and maintained in situ thereafter.

Reason - To prevent the increased risk of flooding, improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Manchester Core Strategy (2012).

28) 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 garages, extensions, porches, roof alterations, outbuildings or creation of hardstanding to the front of properties shall be erected or installed other than those expressly authorised by this permission.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

29) 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 windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings outlined in condition 3.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

30) 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).

31) The development hereby approved shall be carried out in accordance with the Framework Travel Plan stamped as received by the City Council, as Local Planning Authority, on the 6 April 2020.

In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
iii) mechanisms for the implementation of the measures to reduce dependency on the private car
iv) measures for the delivery of specified Travel Plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the development, a Travel Plan for that phase which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval 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 for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

32) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the buildings hereby approved shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development in located pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

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:
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 Mining Remediation Authority.

Date: 9 June 2025

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/appeal-planning-decision . 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.