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

Morgan Sindall Construction
(on behalf of the Department for Education)
C/o Agent

Agent (if used)

Lee Fulcher
DPP
Studio 015 Haylofts
St Thomas Street
Newcastle Upon Tyne
NE1 4LE

Part 1 – Particulars of the application/development

Proposal: Variation of condition numbers: 2 (Specified Plans), 10 (3G AGP pitch),18 (Electric Vehicle Charging Points), 19 (Car park phasing), and 22 (Scheme of Acoustic Treatment and Verification report) attached to planning approval reference 136933/FO/2023 to allow alterations to the trigger points for the referenced conditions to allow the development to be delivered within construction programme timescales

Location: Newall Green High School , Greenbrow Road, Manchester, M23 2SX

Date of application: 22 March 2024

Application number: 139598/JO/2024

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

The application has been determined in a positive and proactive manner. Issues that have arisen during consideration of the application have been discussed with the applicant and in this instance revised proposals have been submitted and appropriate conditions are appended to this decision.

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 planning permission reference 136933/FO/2023 that date being 19th December 2023.

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:

Construction Management Plan Morgan Sindall FS0998
FS0998-IBI-A-14-XX-D-L-7005 Rev P04 EXTERNAL WORKS GREEN INFRASTRUCTURE PLAN
FS0998-IBI-A-14-XX-D-L-7001 Rev P10 EXTERNAL WORKS GENERAL ARRANGEMENT PLAN
As received by the City Council as local planning authority on the 28th November 2023

FS0998-IBI-A-14-XX-D-L-7003 Rev P05 EXTERNAL WORKS BOUNDARIES PLAN
FS0998-IBI-A-14-XX-D-L-7004 Rev P03 EXTERNAL WORKS HARDWORKS PLAN
FS0998-IBI-A-14-XX-D-L-7007 Rev P03 EXTERNAL WORKS VEGETATION TO BE REMOVED/RETAINED
FS0998-IBI-A-14-XX-D-L-7010 REV P03 EXTERNAL WORKS LEVELS PLAN
FS0998-IBI-A-14-XX-D-L-7013 Rev P04 EXTERNAL WORKS SITE SECTIONS
FS0998-IBI-A-2-00-D-A-3104 Rev P05 DEMOLITION - GROUND FLOOR PLAN
FS0998-IBI-A-2-00-D-A-3101 Rev P11 GROUND FLOOR GA PLAN
FS0998-IBI-A-2-00-D-A-3109 Rev P03 REFURBISHMENT & REMODELLING STRATEGY - GROUND FLOOR
FS0998-IBI-A-2-00-D-A-3111 Rev P02 CIRCULATION STRATEGY - GROUND FLOOR
FS0998-IBI-A-2-01-D-A-3102 Rev P11 FIRST FLOOR GA PLAN
FS0998-IBI-A-2-01-D-A-3105 Rev P05 DEMOLITION - FIRST FLOOR PLAN
FS0998-IBI-A-2-01-D-A-3110 Rev P03 REFURBISHMENT & REMODELLING STRATEGY -FIRST FLOOR
FS0998-IBI-A-2-01-D-A-3112 Rev P02 CIRCULATION STRATEGY - 1ST FLOOR
FS0998-IBI-A-2-RL-D-A-3103 Rev P10 ROOF PLAN
FS0998-IBI-A-3-XX-D-A-3201 Rev P09 GA ELEVATIONS
FS0998-IBI-A-4-XX-D-A-3301 Rev P04 GA SECTIONS
FS0998-IBI-A-4-XX-D-A-3302 Rev P02 GA SECTIONS
FS0998-HLEA-ZZ-ZZ-T-O-0003 P04 ENERGY STRATEGY
All as received on the 10th November 2023

Air Quality Assessment 14 April 2023
Social Value Plan
Acoustic Planning Report SRL 4 April 2023 reference FS0998-SRL-XX-XX-T-J-002-P01
Arboricultural Implications Assessment Ref 23-10490 April 2023
Arboricultural Method Statement Ref 23-10490 Rev 1 May 2023
Biodiversity Impact Calculation Report Ref: 23-10490 April 2023
Great Crested Newt eDNA Survey Ref 23-10490 April 2023
Preliminary Ecological Assessment Report Ref: 22-9204 June 2022
Phase I Geoenvironmental Desk Study ref P4436.1.0 26 May 2022
Phase II Geoenvironmental Site Investigation Report ref P4436.4.1 20 September 2022
Supplementary Ground Investigations FS0998-CCL-XX-XX-T-G-0001
All as received by the City Council as local planning authority on the 10th May 2023

Documents and drawings associated with condition discharge reference CDN/24/0277

FS0998-MSC-XX-XX-D-MC-0017-P01 Phase 3 Sectional handover as received on 22nd March 2024

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

3) The construction of the development shall be undertaken in accordance with the agreed Construction Management Plan Construction Management Plan Morgan Sindall FS0998 as received by the City Council as local planning authority on the 28th November 2023.

Reason - In the interests of residential amenity and highway and pedestrian safety pursuant to policy DM1 of the Core Strategy.

4) During construction works (including demolition works), robust measures shall be taken to prevent birds being attracted to the site. No pools of water should occur and measures to be taken to prevent scavenging of detritus.

Reason: To prevent any increase in the number of hazardous birds in the vicinity of Manchester Airport that would increase the risk of a Birdstrike to aircraft using the airport pursuant to policy DM2 of the Core Strategy.

5) Measures to minimise and manage the creation of dust and smoke shall be implemented for the full duration of all construction works, including demolition and excavation.

Reason: Flight safety - dust and smoke are hazardous to aircraft engines; dust and smoke clouds can present a visual hazard to pilots and air traffic controllers pursuant to policy DM2 of the Core Strategy

6) No works to trees or shrubs shall occur or demolition commence 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 the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Core Strategy.

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

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with

this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

8) If the works to buildings hereby approved does not commence prior to the 30th April 2024 an updated bat assessment will be provided to and agreed in writing by the City Council as local planning authority.

Reason - In the interests of protected species that may be present on the site if there is a delay in demolition works taking place, pursuant to policy EN15 of the Core Strategy and the NPPF.

9) The indoor sports hall indicated on the approved plans shall be constructed in accordance with the details approved under condition discharge reference CDN/24/0277.

Reason - To ensure that the sporting provision provided is designed and prepared to an adequate standard and is fit for purpose and to accord with Core Strategy policy EN10 and paragraph 99 of the National Planning Policy Framework.

10) Prior to installation of the 3G Artificial Grass Pitch as shown on the approved plans and prior to the first use of the development hereby approved, full details of the Artificial Grass Pitch shall be submitted to and approved in writing by the City Council and shall include: confirmation that it meets Football Foundation guidance; coloured lines for mini soccer and 9v9 formats; Inlaid 11v11 lines; coloured lines can be marked; and, infill retention measures to be in place to stop the migration of rubber crumb infill from the pitch surface to surrounding areas; timescales for the installation of the 3G Artificial Grass Pitch; a schedule of Artificial Grass Pitch maintenance including a programme for implementation for a minimum period of five years starting from the commencement of use of the development. The Artificial Grass Pitch shall be subsequently installed in accordance with the agreed details.

Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Core Strategy policy EN10.

11) Within 3 months of the completion of the Artificial Grass Turf Pitch as shown on the approved drawings and as agreed under condition 10 of this approval, the following shall take place and be submitted to and approved in writing by the City Council as local planning authority;
(a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf - FIFA Quality or equivalent International Artificial Turf Standard (IMS),
(b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches, have been submitted to and approved in writing by the Local Planning Authority, and
(c) a schedule of AGP maintenance including a programme for implementation for a minimum period of five years starting from the commencement of use of the pitch.

The Artificial Grass Turf Pitch shall be developed to Football Foundation guidance and include coloured lines for mini soccer and 9v9 formats, to maximise the ability of the

pitch to be used for different formats of match play. Inlaid 11v11 lines are required, coloured lines can be marked. Details shall include infill retention measures to be in place to stop the migration of rubber crumb infill from the pitch surface to surrounding areas. Any 3G Artificial Grass Turf Pitch to be used for FA affiliated football in England must be on the FA 3G pitch register.

The Artificial Grass Turf Pitch shall at no time be used for football or rugby match play until the required FA registration (required by part(b)) above has been completed and submitted to and agreed in writing by the City Council as local planning authority.

The provision and maintenance of the Artificial Grass Turf Pitch shall be subsequently carried out in accordance with the agreed details.

Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Core Strategy policy EN10.

12) The use of the development hereby approved shall not commence until a community use agreement has been submitted to and approved in writing by the City Council as Local Planning Authority. The agreement shall apply to use of the reprovided AGP; the existing natural turf pitches to the west of Clay Lane and sports hall facilities; and shall include changing and toilet facilities and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Core Strategy policy EN10.

13) No rooftop mounted solar panels shall be installed until an Aviation Perspective Glint and Glare Assessment of the proposed solar installation has been submitted to and agreed in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure no detrimental impact to aviation operations at Manchester Airport caused by glint or glare to critical aviation receptors pursuant to policy DM2 of the Core Strategy.

14) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order), all exterior lighting shall be capped at the horizontal with no upward light spill.

Reason: In the interests of flight safety and to prevent distraction and confusion to pilots using Manchester Airport pursuant to policy DM2 of the Core Strategy.

15) No surface water drainage scheme shall be installed until a surface water drainage scheme prepared in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards has been submitted to and approved in writing by the Local Planning Authority. The development shall be subsequently undertaken in accordance with the agreed details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

16) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the installed 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 policy EN08 and EN14 of the Core Strategy.

17) A detailed Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first use of the development hereby approved. In this condition a Travel Plan means a document which includes:
(1) The measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development;
(2) A commitment to surveying the travel patterns of staff and pupils during the first three months of the development and thereafter from time to time;
(3) Mechanisms for the implementation of the measures to reduce dependency on the private car; and
(4) Measures for the delivery of specified travel plan services; and 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 use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as local planning authority for approval.

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 reduce dependency on the car travel and to promote alternative means of transport, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

18) No part of the development hereby approved shall be occupied until the full details of the space and facilities for bicycle parking have been submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be installed, retained and permanently reserved for bicycle 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.

19) Prior to the first occupation of the development hereby approved, full details of electric car charging points to be installed shall be submitted to and agreed in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented within 3 months of first occupation of the development and be retained thereafter.

Reason - In the interest of air quality pursuant to policy EN16 of the Manchester Core Strategy.

20) The car parking area indicated on the approved drawing numbered FS0998-IBI-A-14-XX-D-L-7004 Rev P03 as received by the City Council as Local Planning Authority on 10 November 2023 shall be surfaced, demarcated and made available for use by 1st December 2025. Prior to this date the car parking shown on drawing number FS0998-MSC-XX-XX-D-MC-0017-P01 must be surfaced, demarcated and made available for use prior to the first use of the development hereby approved being occupied and shall be available for use at all times whilst the development is in use.

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

21) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment shall shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

22) a) Fumes, vapours and odours shall be extracted and discharged from the premises 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.
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 intakes of nearby properties.
b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policy DM1 of the Core Strategy.

23) a) 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. Prior to commencement of the use hereby approved 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 scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Within 3 months of the first occupation of the approved development a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the 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 Core Strategy Policy DM1 and saved Unitary Development Plan policy DC26.

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

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 in each phase 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 Core Strategy.

25) a) Prior to the first use of the development hereby approved, 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.

b) 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.

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

26) Prior to the commencement of above ground development, all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details. The approved materials shall then be implemented as part of the development.

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.

27) Notwithstanding the approved plans, within three months of the commencement of development a fully detailed hard and soft landscaping treatment scheme including size and species of tree and shrubs to be planted, together with the timescale's for its implementation shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in accordance with the agreed timescale's. 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 Core Strategy.

28) Prior to first occupation of the development hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

Reason -To mitigate the loss of vegetation and to promote biodiversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

29) 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.

30) Prior to the first occupation of the building hereby approved, details for the provision of temporary staff car parking to be used prior to the provision of the car parking area indicated on the approved drawing numbered FS0998-IBI-A-14-XX-D-L-7004 Rev P03 as received by the City Council as Local Planning Authority on 10 November 2023, shall be submitted to and approved in writing by the City Council as local planning authority. The submitted details shall identify the location of the car parking together with a timescale for their provision. The staff car parking shall be in place for use in accordance with the agreed details.

Reason - To ensure adequate facilities are in place whilst the building is in use, pursuant to policies DM1 and T1 of the Core Strategy.

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

1) In respect of condition 10 of this planning approval the applicant is advised that pitches to be used for Step 1 and Step 2 level football matches should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules.

2) In respect of condition 12 of this planning approval Guidance on preparing Community Use Agreements is available from Sport England.
http://www.sportengland.org/planningapplications/

For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.

Date: 18 June 2024

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.