

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.
- 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

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Applicant

Mr Stuart Lockwood
The University of Manchester
John Rylands Research Institute And
Library
148-158 Deansgate
Manchester
M3 3EH

Agent (if used)

Mr Rory Chisholm
Donald Insall Associates Ltd
Ducie House
37 Ducie Street
Manchester
M1 2JW

Part 1 – Particulars of the application/development

Proposal: External and internal alterations to existing building include lighting, power, data routes/cables, air conditioning, new openings, new partitions and screens, upgraded entrance lobby, new level access routes, upgraded exhibition spaces, secondary glazing, audio/visual, and works to plant compound.

Location: 148-158 John Rylands Library , Deansgate, Manchester, M3 3EH

Date of application: 14 August 2023

Application number: 137421/LO/2023

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** 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 to seek solutions to problems arising in relation to dealing with the planning application. Concerns were raised during the processing of the application about the need to reduce the impact on the character of the listed building in terms of the level of intervention. Suggestions were made about ways in which the scheme could be revised such that it would be acceptable.

Condition(s) attached to this decision

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

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

JRL-DIA-ZZ-ZZ-D30-ACL-4500-North_Elevation_as_Proposed_GA
JRL-DIA-ZZ-ZZ-D30-ACL-4501-East_Elevation_as_Proposed_GA
JRL-DIA-ZZ-ZZ-D30-ACL-4502-South_Elevation_as_Proposed_GA
JRL-DIA-ZZ-ZZ-D30-ACL-4503-West_Elevation_as_Proposed_GA
JRL-DIA-ZZ-ZZ-D30-ACL-4050-North_Elevation_as_Proposed_GA
JRL-DIA-ZZ-ZZ-D30-ACL-4051-East_Elevation_as_Proposed_GA
JRL-DIA-ZZ-ZZ-D30-ACL-4052-South_Elevation_as_Proposed_GA
JRL-DIA-ZZ-ZZ-D30-ACL-4053-West_Elevation_as_Proposed_GA

JRL-DIA-ZZ-01B-D60-ACL-4000-Cellar_Floor_Plan_as_Proposed_GA
JRL-DIA-ZZ-20B-D60-ACL-4001-First_Floor_Plan_as_Proposed_GA
JRL-DIA-ZZ-30B-D60-ACL-4002-Mezzanine_Floor_as_Proposed_GA
JRL-DIA-ZZ-40B-D60-ACL-4003-Reading_Room_as_Proposed_GA
JRL-DIA-ZZ-40B-D60-ACL-4004-Reading_Room_Mezzanine_as_Proposed_GA
JRL-DIA-ZZ-00A-D60-ACL-4150-Basement_Plan_as_Proposed_GA
JRL-DIA-ZZ-10A-D60-ACL-4051-Ground_Floor_Plan_as_Proposed_GA
JRL-DIA-ZZ-20A-D60-ACL-4052-First_Floor_Plan_as_Proposed_GA
JRL-DIA-ZZ-30A-D60-ACL-4053-Second_Floor_Plan_as_Proposed_GA
JRL-DIA-ZZ-40A-D60-ACL-4054-Third_Floor_Plan_as_Proposed_GA
JRL-DIA-ZZ-50A-D60-ACL-4055-Fourth_Floor_Plan_as_Proposed_GA
JRL-DIA-ZZ-ZZ-D60-ACL-4111-Landscape_as_Proposed_GA

JRL-DIA-ZZ-01B-D60-ACL-4200-Cellar_RCP_as_Proposed
JRL-DIA-ZZ-20B-D60-ACL-4201-First_Floor_RCP_as_Proposed
JRL-DIA-ZZ-20B-D60-ACL-4203-Reading_Room_RCP_as_Proposed
JRL-DIA-ZZ-20B-D60-ACL-4204-Reading_Room_Mezzanine_RCP_as_Proposed
JRL-DIA-ZZ-00A-D60-ACL-4250-Basement_RCP_as_Proposed
JRL-DIA-ZZ-10A-D60-ACL-4251-Ground_Floor_RCP_as_Proposed
JRL-DIA-ZZ-20A-D60-ACL-4252-First_Floor_RCP_as_Proposed
JRL-DIA-ZZ-30A-D60-ACL-4253-Second_Floor_RCP_as_Proposed
JRL-DIA-ZZ-40A-D60-ACL-4254-Third_Floor_RCP_as_Proposed
JRL-DIA-ZZ-50A-D60-ACL-4255-Fourth_Floor_RCP_as_Proposed

JRL-DIA-ZZ-01B-D60-ACL-4110-Ramp_Area_as_Proposed_Key_Area_Detail
JRL-DIA-ZZ-10A-D60-ACL-4150-Modern_Entrance_as_Proposed_Key_Area_Detail
JRL-DIA-ZZ-10A-D60-ACL-4151-Glazed_Screen_as_Proposed_Key_Area_Detail
JRL-DIA-ZZ-10A-D60-ACL-4152-Shading_Screens_as_Proposed_Key_Area_Detail
JRL-DIA-ZZ-40A-D60-ACL-4153-Wolfson_Room_as_Proposed_Key_Area_Detail
JRL-DIA-ZZ-40A-D60-ACL-4154-Printed_Book_Room_as_Proposed_Key_Area_Detail
JRL-DIA-ZZ-30A-D60-ACL-4155-Staff_Spaces_as_Proposed_Key_Area_Detail
JRL-DIA-ZZ-20A-D60-ACL-4156-Dante_Room_as_Proposed_Key_Area_Detail
JRL-DIA-ZZ-20A-D60-ACL-4157-Imaging_Suite_as_Proposed_Key_Area_Detail
JRL-DIA-ZZ-10A-D60-ACL-4158-Atrium_Entrance_as_Proposed_Key_Area_Detail

JRL-DIA-ZZ-01B-D80-ACL-4910-Ramp_Area_as_Proposed_Key_Area_Detail_Section
JRL-DIA-ZZ-10A-D80-ACL-4950-
Modern_Entrance_as_Proposed_Key_Area_Detail_Section

JRL-DIA-ZZ-10A-D80-ACL-4951-
Glazed_Screen_as_Proposed_Key_Area_Detail_Section
JRL-DIA-ZZ-10A-D60-ACL-4952-
Shading_Screens_as_Proposed_Key_Area_Detail_Section
JRL-DIA-ZZ-40A-D80-ACL-4953-
Wolfson_Room_as_Proposed_Key_Area_Detail_Section
JRL-DIA-ZZ-40A-D80-ACL-4954-
Printed_Book_Room_as_Proposed_Key_Area_Detail_Section
JRL-DIA-ZZ-30A-D80-ACL-4955-
Staff_Spaces_as_Proposed_Key_Area_Detail_Section
JRL-DIA-ZZ-20A-D80-ACL-4956-
Dante_Room_as_Proposed_Key_Area_Detail_Section
JRL-DIA-ZZ-20A-D80-ACL-4957-
Imaging_Suite_as_Proposed_Key_Area_Detail_Section
JRL-DIA-ZZ-10A-D80-ACL-4958-Boiler_Room_as_Proposed_Key_Area_Detail_Section

JRL-DIA-ZZ-01B-D20-ACL-3000-Proposed_Engagement_Space_Door_No1_Detail
JRL-DIA-ZZ-01B-D20-ACL-3001-Proposed_Engagement_Space_Door_No2_Detail
JRL-DIA-ZZ-01B-D20-ACL-3002-Proposed_Sorting_Space_Door_Detail
JRL-DIA-ZZ-01B-D20-ACL-3003-Proposed_Area_and_Breakthrough_Detail
JRL-DIA-ZZ-01A-D20-ACL-3050-Proposed_Atrium_Lancet_Window_Detail
JRL-DIA-ZZ-01A-D20-ACL-3051-Proposed_Imaging_Suite_Door_Detail
JRL-DIA-ZZ-10A-D20-ACL-3052-Proposed_Entrance_Detail
JRL-DIA-ZZ-50A-D20-ACL-3053-Proposed_Louvre_Detail

JRL-DIA-ZZ-ZZ-D60-ACL-5000-Site_Plan_GA
JRL-DIA-ZZ-ZZ-D60-ACL-5001-Location_Plan_GA

JRL-DIA-ZZ-01B-D60-ACL-4310-Ramp_Area_Room_Data
JRL-DIA-ZZ-01B-D60-ACL-4318-Main_Engagement_Space_Room_Data
JRL-DIA-ZZ-01B-D60-ACL-4319-Lobby_Room_Data
JRL-DIA-ZZ-01B-D60-ACL-4320-Quarantine_Space_Room_Data
JRL-DIA-ZZ-01B-D60-ACL-4321-Sorting_Space_Room_Data
JRL-DIA-ZZ-01B-D60-ACL-4322-Dedicated_Storage_Space_Room_Data
JRL-DIA-ZZ-10A-D60-ACL-4350-Entrance_East_Room_Data
JRL-DIA-ZZ-10A-D60-ACL-4351-Entrance_West_Room_Data
JRL-DIA-ZZ-10A-D60-ACL-4352-Atrium_Room_Data
JRL-DIA-ZZ-10A-D60-ACL-4360-Boiler_Room_Data
JRL-DIA-ZZ-20A-D60-ACL-4358-Dante_Room_Room_Data
JRL-DIA-ZZ-20A-D60-ACL-4359-Imaging_Suite_Room_Data
JRL-DIA-ZZ-20B-D60-ACL-4311-Spencer_Room_Data
JRL-DIA-ZZ-20B-D60-ACL-4312-Crawford_Room_Data
JRL-DIA-ZZ-20B-D60-ACL-4313-Permanent_Gallery_Room_Data
JRL-DIA-ZZ-20B-D60-ACL-4314-Flexible_Engagement_Space_Room_Data
JRL-DIA-ZZ-20B-D60-ACL-4315-Flexible_Meeting_Room_Data
JRL-DIA-ZZ-20B-D60-ACL-4316-Temporary_Gallery_Room_Data
JRL-DIA-ZZ-20B-D60-ACL-4317-Historic_Entrance_Room_Data
JRL-DIA-ZZ-20A-D60-ACL-4323-Dedicated_Storage_Space_First_Floor_Room_Data
JRL-DIA-ZZ-30A-D60-ACL-4355-Virtual_Teaching_Suite_Room_Data
JRL-DIA-ZZ-30A-D60-ACL-4356-Meeting_Room_Room_Data
JRL-DIA-ZZ-30A-D60-ACL-4357-Staff_Breakout_Space_Room_Data
JRL-DIA-ZZ-40A-D60-ACL-4353-Wolfson_Room_Room_Data
JRL-DIA-ZZ-40A-D60-ACL-4354-Printed_Book_Room_Room_Data

JRL-DIA-ZZ-00A-D60-ACL-2150-Basement_Plan_Stripping_Out_GA
JRL-DIA-ZZ-01B-D60-ACL-2100-Cellar_Floor_Plan_Stripping_Out_GA
JRL-DIA-ZZ-10A-D60-ACL-2151-Ground_Floor_Plan_Stripping_Out_GA
JRL-DIA-ZZ-20B-D60-ACL-2101-First_Floor_Plan_Stripping_Out_GA
JRL-DIA-ZZ-30A-D60-ACL-2153-Second_Floor_Plan_Stripping_Out_GA
JRL-DIA-ZZ-30B-D60-ACL-2102-Mezzanine_Floor_Stripping_Out_GA
JRL-DIA-ZZ-30B-D60-ACL-2102-Mezzanine_Floor_Stripping_Out_GA
JRL-DIA-ZZ-40A-D60-ACL-2154-Third_Floor_Plan_Stripping_Out_GA
JRL-DIA-ZZ-40B-D60-ACL-2103-Reading_Room_Stripping_Out_GA
JRL-DIA-ZZ-50A-D60-ACL-2155-Fourth_Floor_Plan_Stripping_Out_GA
JRL-DIA-ZZ-40B-D60-ACL-2104-Reading_Room_Mezzanine_Stripping_Out_GA

Report - Heritage Design and Access Statement - John Rylands Research and Insitute
Library_Next Chapter

MAN.JRL.03 Volume 2 - Appendix I-IV - part 1

MAN.JRL.03 Volume 2 - Appendix I-IV - part 2

MAN.JRL.03 Volume 3 - Appendix V

JRL-DIA-ZZ-ZZ-D30-ACL-4062-South_Elevation_as_Proposed_GA
JRL-DIA-ZZ-ZZ-D30-ACL-4063-West_Elevation_as_Proposed_GA
JRL-DIA-ZZ-ZZ-D30-ACL-4511-East_Elevation_as_Proposed_GA
JRL-DIA-ZZ-ZZ-D30-ACL-4512-South_Elevation_as_Proposed_GA REV P1B
JRL-DIA-ZZ-ZZ-D30-ACL-4513-West_Elevation_as_Proposed_GA
JRL-DIA-ZZ-20A-D20-3069-S3-P1-Proposed Imaging Suite Door - Detail

Acoustics Packages

NOTE-1014369-5A-LR-20230428-Stage 3 acoustic design considerations-Rev00

REP-1014369-5A-LR-20230428-Acoustic planning report-Rev00

Fire Strategy

REP-1922650-5A-MS-20230519-Stage 3 Fire Strategy-Rev03

MEP packages

Drawings

JRL-HLEA-MEPDrawingsMerged

JRL-HLEA-ZZ-50A-D60-CS-3001

JRL-HLEA-ZZ-01B-D60-M-3001

JRL-HLEA-ZZ-10A-D60-E-3001

JRL-HLEA-ZZ-10A-D60-E-3002

JRL-HLEA-ZZ-10A-D60-M-3001

JRL-HLEA-ZZ-20A-D60-E-3001

JRL-HLEA-ZZ-20A-D60-E-3002

JRL-HLEA-ZZ-20A-D60-M-3001

JRL-HLEA-ZZ-20B-D60-E-3001

JRL-HLEA-ZZ-20B-D60-M-3001

JRL-HLEA-ZZ-30A-D60-E-3001

JRL-HLEA-ZZ-30A-D60-M-3001

JRL-HLEA-ZZ-40A-D60-E-3001

JRL-HLEA-ZZ-40A-D60-E-3002

JRL-HLEA-ZZ-40A-D60-M-3001

JRL-HLEA-ZZ-50A-D60-CS-3001

JRL-HLEA-ZZ-XX-D20-M-3001

Report

JRL-HLEA-70-ZZ-LS-E-3001
JRL-HLEA-XX-XX-TR-ME-3001-MEP Engineering Stage 3 Report_P02

Structural and Civils Packages

Drawings

JRL-WML-StructuralAndCivilDrawings_Merged
JRL-WML-ZZ-01B-D-S-3110-P03
JRL-WML-ZZ-01B-D-S-3112-P01
JRL-WML-ZZ-01B-D-S-3115-P01
JRL-WML-ZZ-01B-D-S-3120-P01
JRL-WML-ZZ-10A-D-S-0010-P04
JRL-WML-ZZ-10A-DR-S-3300-P02
JRL-WML-ZZ-20A-D60-S-3002-P03
JRL-WML-ZZ-20A-D-S-3130-P02
JRL-WML-ZZ-40A-D60-S-3004-P02
JRL-WML-ZZ-50A-D60-S-4001-P03
JRL-WML-ZZ-ZA-D60-S-3140-P02

Report

JRL-WML-ZZ-XX-TR-S-1003 JRL Stage 3 report_01

Exhibitions Designs

Report

A2506-John Rylands LBA_Nissen Richards studio
A2506_John Rylands Planning statement -Permanent Gallery

All above received on the following dates and as set in in email from applicants agent 2
February 2024 14:29 hrs to MCC.

Listed Building Consent and Planning Application: Date Submitted: 27.06.23

Listed Building Consent and Planning Addendums: Date Submitted: 03.07.23

Listed Building Consent and Planning Application (Elevation Updates): Date Submitted:
13.07.23

Listed Building Consent and Planning Application (amendments required by MCC):
Date Submitted: 25.01.24

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) No development works shall take place until the applicant or their agents or their
successors in title has secured the implementation of a programme of archaeological
works in accordance with a Written Scheme of Investigation (WSI) which has been
submitted to

and approved in writing by the local planning authority. The WSI shall cover the
following:

1. A phased programme and methodology of investigation and recording to include:
- an archaeological watching brief during historic fabric removal and intrusive ground
works.

2. A programme for post-investigation assessment to include:

- production of a final report on the results of the investigations and their significance.

3. Deposition of the final report with the Greater Manchester Historic Environment
Record.

4. Dissemination of the results of the archaeological investigations commensurate with
their significance.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester, and in accordance with NPPF policy 16, paragraph 205: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible

4) Notwithstanding the details as set out in drawings numbered:

JRLDIAZZ20BD60ACL4001

JRLDIAZZ20BD60ACL4313

JRLDIAZZ20BD60ACL4316

JRLDIAZZ20BD60ACL4001

and those drawings set out in condition 2 above before the following elements proceed final details (including where appropriate specification and method statements) of the following must be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Full and final details of the setting out of exhibition spaces, associated displays and furniture.

(b) Full and final details of any fixings, required for displays, lighting and furniture to internal and original stonework.

All of the above must be implemented in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

5) 5. Notwithstanding the information as set out in condition 2 above, before the following elements proceed final details (including where appropriate specification and method statements) of the following must be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Full and final details of the proposed fire doors, glazed screens and other partitions to the basement, including affixing/junction details, materials, finish and cross-sections;

(b) Full and final details of the glazed screen, as per drawing no. JRL DIA ZZ 01B D60 ACL 4110;

(c) Full and final details of the proposed works to accommodate new WCs in the basement, including internal elevations, finishes and details of any associated furniture / sanitary installations;

(d) Full and final detail of the digital interactive screen to basement;

(e) Full and final details of the proposed new ceilings to Imagining Suite and Wolfson Room, including affixing/junction detail, material and finish;

(f) Full and final details and a sample of frame and glazing to the proposed lancet windows to atrium;

(g) Full and final details and samples of the proposed exposed concrete, stone, brick, metal mesh, timber balustrade, timber panelling and timber and steel frames (basement) proposed for internal works;

- (h) A full scale sample of the proposed louvres to south elevation;
- (i) Product specifications and a sample of the proposed louvres to plant extension;
- (j) An in-situ sample of the proposed solar film to 2000s extension;
- (k) Full and final details of the proposed secondary glazing to the 1960s block, including a detailed cross-section and an in-situ sample;
- (l) Further information on the exact scope of works and proposed alterations to the Dante, Anti-Dante and boiler room, including but not limited to annotated internal elevations and/or cross-sections;
- (m) Full and final details of the M&E services and drainage, including exact location of routes/outlets and details of internal appearance/manifestation (including cross-sections/internal elevations, as required) and samples of any exposed containment;
- (n) Sufficient safeguards on the removal, storage and new location for the historic furniture removed from the basement;
- (o) Proposed finishes and full and final details of works to any historic features, fabric and finishes of the Grade I listed asset, including a detailed method statement, other than those works and finishes specifically agreed as per the approved drawings;

All of the above must be implemented in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

6) Details of a watching brief for the strip out / removal of the original fabric and structural elements of the historic structure / features to ground floor and basement / cellars to create a new public access shall be submitted to and agreed in writing by the City Council as local planning authority. Details of the findings of the watching brief and the intended treatment, remedial measures and repairs to these areas shall then be submitted and agreed in writing by the City Council as local planning authority. The watching brief and development shall be carried out in accordance with the approved plans and particulars.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 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

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: 6 February 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 Planning (Listed Buildings and Conservation Areas) 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, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act 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.