

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

Mr Richard Wilshaw
PJ Livesey Holdings Ltd & The University
of Sheffield
Beacon Road
Trafford Park
Manchester
M17 1AF

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Variation of condition number 4 (Approved Plans - Lighting) from planning approval reference 111891/JO/2016/S2

Location: Former Manchester Metropolitan University Didsbury Campus , Manchester, M20 2RW

Date of application: 22 September 2021

Application number: 131722/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

Condition(s) attached to this decision

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

Drawings:

Indicative Site Plan, 14172 (PL) 001 D 02.04.2015

Indicative Zonal Site Plan, 14172 (PL) 500 E,

Indicative Floor Plans, 14172 (PL) 110 A,

Existing & Proposed Sections, 14172 (PL) 130 A, All received on the 9th April 2015

Joint Site Location Plan, 105-00-0100,

Location Plan for Main Campus, 105-00-0101-A,

Location Plan for Broomhurst Halls, 105-00-0102-A,

Demolition Plan for Main Campus, 105-00-1002-A,

Demolition Plan for Broomhurst Halls, 105-00-1003-B,

Proposed Access Arrangement Primary Education Expansion Site, 1421/10 Rev A
prepared by Ashley Helme,
All received on the 9th April 2015

Proposed Site Access Arrangements, 1421/01 Rev C, Ashley Helme received on the
19th June 2015

Phasing Plan, 105-00-6003-E
All received on the 17th July 2015

Street Scene- Wilmslow Road 1, 14035 (PL) 137,
Street Scene- Stenner Mews, 14035 (PL) 139,
Street Scene- Sandhurst Road, 14035 (PL) 143,
All received on the 9th July 2015

Street Scene- Wilmslow Road 2, 14035 (PL) 144 A, received 03.07.2015
Type E , 14035 (PL) 105 , Type Ev , 14035 (PL) 106, Type H, 14035 (PL) 108 , Type
Hv, 14035 (PL) 109, Type J, 14035 (P L) 110, Type Jv, 14035 (PL) 111, Type M , 14035
(P L) 112 A, Type N, 14035 (PL) 160, Type P , 14035 (P L) 113 , Type R , 14035 (P L)
115,
Type Rv , 14035 (P L) 116, Type S , 14035 (PL) 117 , Type T , 14035 (PL) 118 , Type
Tv , 14035 (PL) 119 , Type W , 14035 (PL) 124 ,
New Build Apartments Elevations, 14035 (PL) 129; New Build Apartments Basement
and Ground Floor Plan, 14035 (PL) 130; New Build Apartments First and Second Floor
Plan, 14035 (PL) 131; New Build Apartments Third Floor and Roof Plan, 14035 (PL)
132; New Build Apartments Proposed Section, 14035 (PL) 133; 801 and 803 Wilmslow
Road 14035 (PL) 135; All received on the 9th April 2015

Type Wv , 14035 (PL) 125 A, Type X, 14035 (PL) 126 A, Type Xv , 14035 (PL) 127 A,
Type Y, 14035 (PL) 148, Type Yv, 14035 (PL) 149,
All received on the 3rd July 2015

Chapel Basement Demo, 105-00-1021; Chapel Ground floor Demo, 105-00-1022;
Chapel First floor Demo, 105-00-1023; Chapel Second loor Demo, 105-00-1024;
Chapel Proposed Basement, 105-00-1025; Chapel Proposed Ground Floor, 105-00-
1026; Chapel Proposed Roof Plan, 105-00-1029; Chapel Proposed sections, 105-00-
1031; Chapel Proposed Boiler Flue Strategy, 105-00-1032; Chapel Penthouses details,
105-00-1033; Chapel Details section, 105-00-1034; Chapel Details Section, 105-00-
1035; Proposed Elevations and Floor Plans (801-803), 14035 (PL) 135; All received on
the 9th April 2015

Chapel Proposed First Floor, 105-00-1027 Rev A; Chapel Proposed Second Floor, 105-
00-1028 Rev A; Chapel Proposed elevations, 105-00-1030 Rev A; Proposed Plans
(Lodge/Gate House), 105-00-1038 Rev A; Proposed Elevations (Lodge/Gate House),
105-00-1039 Rev A;
All received on the 15th July 2015

105-00-1009-D-Admin Building Proposed Plans-Basement; 105-00-1010-G-Admin
Building Proposed Plans-Ground Floor; 105-00-1011-E-Admin Building Proposed
Plans-First Floor; 105-00-1012-E-Admin Building Proposed Plans-Second Floor; 105-
00-1013-D-Admin Building Proposed Plans-Roof; 105-00-1014-C-Admin Building-
Elevations 1; 105-00-1015-D-Admin Building-Elevations 2; 105-00-1036-D-Admin
Building-Courtyard Elevations 1; 105-00-1037-D-Admin Building-Courtyard Elevations 2

MMU-C18 New Build Materials Rev 1.1; 105-00-4009-E-Proposed Car Park Wall & Bin Store; 105-00-4007-F -Main Entrance Gates;105-Sheds; ME192-75_stonemasons detail; Proposed main entrance signs_revised040716amend; Proposed main entrance signs_steel letters_REVISED; 105-00-1045-A-Admin Elevations with fences; 105-00-4025-B-Admin Landscaping; 105-00-1045-A-Admin Elevations with fences; 105-00-4025-B-Admin Landscaping; 105-00-1056-Basement Plan Historical Audit; 105-00-1057-Ground Floor Historical Audit; 105-00-1058-First & Second Floor Plans Historical Audit; 105-01-2204-D-Basement Demolition Plan; 105-01-2205-F-Demo Plan GF; 105-01-2206-E-First Floor Demolition Plan; 105-01-2207-E-Second Floor Demolition Plan; 105-01-2743-A-Admin Garden Sections; 105-01-2735-Proposed Entrance details Plots 16A and 17; All received 2nd August 2016

105-01 2728b Proposed Courtyard Entrance Door Canopy Details received by the local planning authority on the 11th October 2016

Tower Close Landscape Proposals, 14181-Sktech-01, received on the 3rd July 2015

Indicative Site Plan 14172 (PL) 001 D; Indicative Zonal Site Plan 14172 (PL) 500 E; Indicative Floor Plans 14172 (PL) 110 A; all prepared by Calderpeel as received on the 10th April 2015

Existing & Proposed Sections,14172 (PL) 130 A as received via email on the 17th April 2015

(03)001P-PROPOSED LOWER GROUND TYPE U, (03)002S-PROPOSED GROUND FLOOR PLAN, (03)003N-PROPOSED FIRST FLOOR PLAN, (03)004E-PROPOSED ROOF PLAN; as received by email on the 16th January 2016

105-00-1051-Type U-Street scene; A4 Trenching Operations ; 12313 - 900 - External works T4; 12313 - 500 - Drainage GA T7; 105-01-1053-Chapel Bin Refuse; 105-01-1052-A-Admin Bin Refuse Strategy; As received on the 14th April 2016

105-00-1001-B-Site Plan; (03)010F-PROPOSED 0F FLOOR PLAN TYPE A-Plots 1 and 26; (03)011F-PROPOSED 1F FLOOR PLAN TYPE A-Plots 1and 26; (03)012F-PROPOSED 2F FLOOR PLAN TYPE A-Plots 1and 26; (03)014 GF + 1F Plans- Type AV Plots 4 and 9; (03)015 2F + Roof Plans - Type AV Plots 4 and 9; (03)211D-PROPOSED FRONT ELEVATION TYPE A-Plots 1 and 26; (03)212C-PROPOSED SIDE ELEVATION TYPE A-Plots 1 and 26; (03)213D-PROPOSED REAR ELEVATION TYPE A-Plots 1 and 26; (03)214D-PROPOSED SIDE ELEVATION TYPE A-Plots 1 and 26; (03)215 Type Av Front & Side Plots 4 and 9; (03)216 Type Av Rear & Side Elev Plots 4 and 9; 105-B1-2301 Type B1 Ground and First; 105-B1-2302 Type B1 Second and Roof; 105-B1-2601C-Type B1 Eles; 105-Bv1-2301 Type Bv1 Ground and First; 105-Bv1-2302 Type Bv1 Second and Roof; 105-Bv1-2602B Type Bv1 Eles; 105-B2-2301 Type B2 Ground and First; 105-B2-2302 Type B2 Second; 105-B2-2603A Type B2 Eles; 105-Bv2-2301 Type Bv2 Ground and First; 105-Bv2-2302 Type Bv2 Second and Roof; 105-Bv2-2604 Type Bv2 Elevations; 105-04-2105-Type F Plans-Plot 28; 105-04-2605-Type F Elevations-Plot 28; 105-Q-2107-A-Type Q-GA Plans-Plot 6; 105-Q-2601-B-Type Q-Elevations-Plot 6; (03)201J-FRONT ELEVATION (10-17); (03)202K-SIDE ELEVATION U (12 14 16); (03)203L-REAR ELEVATION (10-17); (03)204K Side Elevation Uv (11 13 15); (03)205J Side Elevation U (Plot 10); (03)206J Side Elevation Uv (Plot 17); Received by the local planning authority on the 14th April 2016

11083_PL001 Rev C MMU Landscape Proposals; 11083_PL003 Rev C MMU Hard Landscaping ; 11083_PL002 MMU Rev D Soft Landscaping

All prepared by Urban Green and received via email on the 24th November 2016

105-00 4005-N 'Site Plan showing Street Lighting as received by the City Council as local planning authority on the 12th November 2021

Documents:

Supporting Planning Statement;

Statement of Community Involvement both prepared HOW Planning
Environmental Statement as amended

Design and Access Statement prepared by Calderpeel

Transport Assessment prepared by Ashley Helme

Landscape Management and Maintenance Plan prepared by Ryder Landscape
Energy Statement;

Sustainability Statement;

Waste Management Strategy & Green Materials Policy all prepared by The Energy
Council

Building Condition Report 1- Admin Building

Building Condition Report 2- The Chapel

Building Condition Report 3- 801-803 Wilmslow Road Booth King

Building Condition Report 4- Gatehouse (The Lodge) all prepared by Booth King

Phase 1 Desk Study Report for Main Campus

Phase 2 Ground Engineering Report (Main Campus)

Addition Contamination Hotspot Investigations (Main Campus)

Ground Gas Addendum Letter (Main Campus)

Phase 1 Desk Study Report for Broomhurst all prepared by Remedios Ltd

Didsbury Sports Needs Assessment: Indoor Sports Halls and Health & Fitness Suites;

Sports Needs Assessment: Didsbury Sports Hall: Tennis Courts both prepared by DTZ

All received 10th April 2015

Archaeological Mitigation Study for MMU Didsbury campus Wilmslow Road For CgMs
Consulting - Pascal Eloy Technical Report - Daylighting Analysis MMU Campus Site,
Didsbury, Manchester prepared by the Energy Council Reference:81215.1A Update to
Noise Impact Assessment and Mitigation Strategy ref: UK 6255342/170615/RC2 dated
17th June 2015

All received on the 23rd June 2015

Report of Protected Species and Invasive Plant Species Survey, Broomhurst Halls of
Residence, Wilmslow Road, Didsbury; dated: 30/03/2016 prepared by The Greater
Manchester Ecology Unit

Additional Planning Statement prepared by PJ Livesey dated 14th April 2016

Heritage Impact Assessment prepared by AHP and dated July 2016

10768 Arboricultural Report AIA & AMS- September 2016

Installation of Utilities within the RPA of Trees (contractors note) prepared by Urban
Green as received on the 16th August 2016

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.

2) Within three months of the date of this decision a report (the Preliminary Risk
Assessment) to identify and evaluate all potential sources and impacts of any ground
contamination, groundwater contamination and/or ground gas relevant to the site shall
be submitted to and approved in writing by the City Council as local planning authority.

If during any works on site (including demolition and site preparation works) any existing site investigation boreholes on site are damaged, additional replacement boreholes shall be installed in locations that shall have been previously agreed in writing by the City Council as local planning authority.

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development 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. 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 Core Strategy.

3) Within three months of the date of this decision written confirmation of a secure by design accreditation for the development shall be submitted to and approved in writing by the City Council as local planning authority.

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.

4) Within three months of the date of this decision details of the agreement and installation of all highways works to vehicular accesses as set out within the application documents and including the repositioning of the bus shelter within the footpath on the south bound side of Wilmslow Road shall be submitted to and approved in writing by the City Council as local planning authority. The approved highways works shall be implemented in accordance with the agreed details.

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

5) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Arboricultural Report AIA & AMS 'MMU Didsbury

Campus Wilmslow Road Didsbury' September 2016 prepared by Urban Green and as received by the local planning authority on the 5th September 2016 and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the use or occupation of the phase of development within which the retained tree is located 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 SP1 and DM1 of the Core Strategy.

6) The hard and soft landscaping as indicated on the approved drawings references: 11083_PL001 Rev C MMU Landscape Proposals; 11083_PL003 Rev C MMU Hard Landscaping; 11083_PL002 MMU Rev D Soft Landscaping shall be implemented within a timescale previously agreed in writing by the local planning authority. 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 EN9, EN15 and DM1 of the Core Strategy.

7) 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 Core Strategy.

8) Within three months of this decision a scheme for acoustically insulating the proposed residential accommodation against noise from Wilmslow Road and the Didsbury House Hotel shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed within a timescale that has been previously agreed in writing by the City Council as local planning authority.

Reason: To secure a reduction in noise from traffic and other adjacent noise sources in order to protect future residents from noise disturbance pursuant to policy DM1 of the Core Strategy.

9) The development of the residential units as identified as plots 1 to 43 (but excluding plot 18) on plan reference 105-00 1001-B shall incorporate the scheme for the storage and disposal of waste as set out within the Waste Management Strategy prepared by the Energy Council received by the City Council as local planning authority on the 10th April 2015.

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

10) The storage and disposal of refuse for the residential units within the Admin and Chapel Apartment buildings as identified on plan reference 105-00 1001-B shall be undertaken in accordance with the approved plans and documents. 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.

11) 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 extensions or additional development other than those hereby approved shall be erected under Part 1, Classes A (extensions), B (alterations to the roof) and E (outbuildings) nor under Part 2, Class A (Gates, fences, walls) of the Order without the prior written express consent of the City Council as Local Planning Authority.

Reason - Alterations to the proposed development could have an adverse impact on the visual amenity of the area and the setting of on site and adjacent Listed Buildings and the privacy of adjoining properties contrary to the provisions of Core Strategy policy DM1 and EN3.

12) The access road between number 1 Didsbury Park and 813A Wilmslow Road as indicated on the proposed site plan reference 105-00 1001- B, shall only be used as vehicular access for emergency vehicles into the site and shall not be open to general vehicular traffic associated with the hereby approved development. Prior to the first occupation of the development, details of the methods to be used to preclude general vehicular access into the site shall be submitted to and approved in writing by the city council as local planning authority. The approved methods shall then be installed within a timescale previously agreed in writing by the city council as local planning authority and be retained in situ thereafter.

Reason - To protect the amenity and living conditions of adjacent residential property from the comings and goings associated with a general vehicular access in to the site pursuant to policy DM1 of the Core Strategy.

13) Within three months of the date of this decision a scheme for acoustically insulating the residential dwellinghouses on plots 10 to 17, as identified on the proposed site plan reference 105-00 1001- B, against noise from Number 11 Didsbury Park Hotel shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed within a timescale that has been previously agreed in writing by the City Council as local planning authority.

The internal noise criterion for the noise insulation scheme are as follows:

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq
- Individual noise events should not normally exceed 45 dB LAmax (<15 occasions).
- Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq
- Gardens and terraces (daytime) 55 dB L Aeq

Reason - To secure a reduction in noise from outdoor activities associated with the Hotel in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

14) The windows in the first floor ensuite window on the rear elevation of plot number 40N and side windows of plot 26 facing plot 17 as identified on plan reference 105-00 1001-B shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

15) The external lighting scheme hereby approved as shown on drawing reference 105-00 4005-N 'Site Plan showing Street Lighting' shall be installed and be operational within 3 months of the date of this decision.

Reason - To ensure the safety and security of occupiers of the site pursuant to policy DM1 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:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Date: 25 July 2022

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.