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

Lidl Great Britain Limited
C/o Agent

Agent (if used)

Mr Jake Challinor-Smith
Rapleys LLP
York House
York Street
Manchester
M2 3BB

Part 1 – Particulars of the application/development

Proposal: Variation of Conditions 9 (hours of use) to allow the following opening hours: 07:00 to 23:00 hrs Monday to Sunday (including bank holidays) and 10:00 to17:00 hrs Sundays and; 11 (servicing hours) to allow the following servicing hours: "Deliveries, servicing and collections, including waste collections, shall not take place outside of the following hours: 07:00 to 22:00 hrs Monday to Saturday; and 10:00 to 17:00 hrs on Sundays attached to planning permission referenced 139751/FO/2024.

Location: Fallowfield Shopping Centre, Birchfields Road, Manchester, M14 6FS

Date of application: 13 February 2026

Application number: 145179/JO/2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

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

Condition(s) attached to this decision

1) The development must be begun not later than 26 July 2027.

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 received by the City Council as Local Planning Authority on 9 April 2024:

Site Location Plan (7397-SMR-00-XX-DR-A-2001-A3-C3);
Proposed Site Plan (7397-SMR-00-XX-DR-A-2003-A3-C6);
External Works Plan (7397-SMR-00-DR-DR-A-2004-A3-C6);
Proposed Floor and Roof Plan (7397-SMR-00-ZZ-DR-A-2005-A3-C5)
Proposed Elevations (7397-SMR-00-ZZ-DR-A-2006-A3-C6);
Site Sections (7397-SMR-00-ZZ-DR-A-2010-A3-C5); and
Landscaping Details (R/2472/1C).

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

3) The development hereby approved shall only be implemented in accordance with the external materials shown on drawing referenced 7397-SMR-00-ZZ-DR-A-2006-A3-C6 (Proposed Elevations), and accompanying materials schedule prepared by SMR, received by the City Council as Local Planning Authority on 28 November 2024, as agreed as part of condition discharge application referenced CDN/24/1097.

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, pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy.

4) The development hereby approved shall only be implemented in accordance with the details contained within the submitted Construction Management Plan, received by the City Council as Local Planning Authority on 30 September 2024, as agreed as part of condition discharge application referenced CDN/24/0924.

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

5) The development hereby approved shall only be implemented in accordance with the measures detailed within the submitted Demolition Method Statement, received by the City Council as Local Planning Authority on 8 May 2024.

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

6) (a) The development hereby approved shall only be implemented in accordance with the details contained within the submitted Local Labour Statement prepared by Rapleys, received by the City Council as Local Planning Authority on 28 November 2024, as agreed as part of condition discharge application referenced CDN/24/1097.

(b) The approved document shall be implemented as part of the occupation of the development. Within six months of the first occupation of the development details of the results of the scheme shall be submitted for consideration.

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

7) The development hereby approved shall be implemented in accordance with the submitted Phase 1 Site Investigation and Preliminary Risk Assessment (Ref: 806.01.01)

and Phase 2 Ground Investigation Report (Ref: 806.-02.01), produced by Remada and received by the City Council as Local Planning Authority on 9 April 2024.

Prior to occupation of the units hereby approved, details of a watching brief, an analysis of any imported soils and any waste transfer notes, shall be submitted for approval in writing by the City Council as Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

8) When the development commences, the development shall be carried out in accordance with the previously agreed Phase 2 Ground Investigation (Ref: 806.02.01, received by the City Council as Local Planning Authority on 9 April 2024. Following completion of the development, a verification report shall be submitted to confirm no contamination was found. This 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 Manchester Core Strategy.

9) The retail units (Class E) hereby approved shall not be open outside the following hours:-

07.00 - 23.00 hrs Monday to Saturday
10.00 - 17.00 hrs Sundays

Reason - To safeguard residential amenity, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

10) The hot food delivery unit (sui generis) hereby approved shall not be open outside the following hours:

11.30 to 00.00 hrs daily.

Reason - To safeguard residential amenity, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

11) Deliveries, servicing and collections, including waste collections shall not take place outside of the following hours:

07.00 - 22.00 hrs Monday to Saturday
10.00 - 17.00 hrs Sundays

Reason - To safeguard the amenities of nearby occupiers, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

12) The development hereby approved shall only be implemented in accordance with the physical security specifications outlined within sections 3.3 and section 4 of the submitted Crime Impact Statement (Ref: 2020/0499/CIS/02 - version A) dated 16 January 2024, received by the City Council as Local Planning Authority on 9 April 2024.

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

13) The development hereby approved shall only be implemented in accordance with the cycle parking details shown on drawing referenced 7397-SMR-00-ZZ-DR-A-2014 P3 (Cycle Parking Details), received by the City Council as Local Planning Authority on 17 January 2025, as agreed as part of condition discharge application referenced CDN/24/1097.

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.

14) The landscaping scheme incorporating replacement tree planting shown on Landscape Plan (R/2472/1C) received by the City Council as Local Planning Authority on 9 April 2024 shall be implemented in full prior to the first occupation of the units hereby approved. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

15) 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 shown on the approved drawings 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 Manchester Core Strategy.

16) Prior to first occupation of the commercial units hereby approved, the biodiversity enhancement measures detailed within Section 5 of the submitted Ecological Impact Assessment (Ref: MAN.1230.027.EC.R.001) produced by Enzygo, received by the City Council as Local Planning Authority on 9 April shall be implemented in full and retained and maintained thereafter.

Reason -To mitigate the loss of vegetation and to promote bio-diversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework.

17) The development hereby approved shall only be implemented in accordance with the details contained within the submitted Biodiversity Gain Plan and Habitat Management and Monitoring Plan prepared by Enzygo (Ref: MAN.1230.027.EC.R.003 - Rev A, received by the City Council as Local Planning Authority on 4 December 2024 and 20 January 2025 respectively, as agreed as part of condition discharge application referenced CDN/24/1097.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to Policy EN15 of the Manchester Core Strategy, Policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

18) The development hereby approved shall only be implemented in accordance with the boundary treatment detailed on drawing referenced 7397-SMR-00-XX-DR-A-3007-A4-C5 (Site Kerb Plan, Details and Boundary Treatments), received by the City Council as Local Planning Authority on 28 November 2024, as agreed as part of condition discharge application referenced CDN/24/1097.

Reason - In the interests of security and 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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

19) The development hereby approved shall only be implemented in accordance with the details contained within the submitted Car Park Management Strategy prepared by SCP (Ref: RL/200272/CPMS/01), received by the City Council as Local Planning Authority on 28 November 2024, as agreed as part of condition discharge application referenced CDN/24/1097. The agreed Car Park Management plan shall be implemented as part of the development and remain in use so long as the approved uses are operational.

Reason - To mitigate harm to the operation of the highway and the amenity of noise sensitive occupiers, pursuant to policies DM1 and SP1 of the Manchester Core Strategy

20) The development hereby approved shall only be implemented in accordance with the details contained within the submitted Delivery, Servicing and Waste Management Plan prepared by SCP, (Ref: SCP/200272/DSWMP/01, received by the City Council as Local Planning Authority on 28 November 2024, as agreed as part of condition discharge application referenced CDN/24/1097. The agreed Strategy shall remain in use so long as the approved use is operational.

Reason - To mitigate harm to the operation of the highway and the amenity of noise sensitive occupiers, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

21) The electric vehicle charging points shown on drawing referenced 7397-SMR-00-XX-DR-A-2003-A3-C6, received by the City Council as Local Planning Authority on 9 April 2024, shall be installed and operational prior to the commercial units hereby approved being occupied and be retained thereafter.

Reason - In the interest of air quality, pursuant to policies DM1 and EN16 of the Manchester Core Strategy.

22) The accessible parking spaces shown on drawing referenced 7397-SMR-00-XX-DR-A-2003-A3-C6, received by the City Council as Local Planning Authority on 9 April 2024, shall be implemented prior to the commercial units hereby approved being occupied and be retained thereafter.

Reason - To ensures sufficient accessible car parking provision, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

23) The development hereby approved shall only be implemented in accordance with the details contained within the submitted Network Rail Asset Protection Enquiry Form, received by the City Council as Local Planning Authority on 28 November 2024, as agreed as part of condition discharge application referenced CDN/24/1097.

Reason - To safeguard adjoining railway land and in the interest of public safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

24) Notwithstanding details submitted, none of the commercial units hereby approved shall be occupied until separate schemes for the storage (including segregated waste recycling) and disposal of refuse for both units, has been submitted to and approved in writing by the City Council as Local Planning Authority. 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 public health and residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

25) Before the hot food delivery unit use commences, a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC10 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

26) The development hereby approved shall be implemented in accordance with the measures contained within the submitted Energy Usage and Sustainability Statements, received by the City Council, as Local Planning Authority on 9 April 2024.. The development shall only be implemented in accordance with the agreed measures.

Reason - In order to minimise the environmental impact of the development, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework.

27) The development hereby approved shall only be implemented in accordance with surface water drainage details shown on the SCP Technical Response (Ref: LB/230817 / LLFA Letter / SCP Response) and on drawing referenced SP - 06 (Typical drainage details), received by the City Council as Local Planning Authority on 29 October 2025, as agreed as part of condition discharge application referenced CDN/25/1049.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Manchester Core Strategy.

28) The development hereby approved shall not be occupied until details of the implementation, maintenance and management of a 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:

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

29) a) Externally mounted ancillary plant, equipment and servicing shall only operate in accordance with the details contained within the submitted Noise Assessment dated 31 January 2025 produced by Miller Goodall, received by the City Council as Local Planning Authority on 15 May 2025 and supplemented by an e-mail forwarded from Rapleys dated 4 June 2025, as agreed as part of condition discharge application referenced CDN/25/0543.

b) Prior to any externally mounted ancillary plant, equipment and servicing to be installed becoming operational, an approved 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 saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

30) The development hereby approved shall be implemented in accordance with the criteria and noise mitigation measures detailed within the submitted Noise Assessment (Ref: NA103222, produced by Miller Goodall, dated 27 March 2024 and received by the City Council as Local Planning Authority on 9 April 2024.

Reason - To safeguard the amenity of nearby properties, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

31) The development hereby approved shall only operate in accordance with details contained within the submitted Noise Management Plan (Ref: NMP_102452-8), prepared by Miller Goodall dated 16 October 2025, received by the City Council as Local Planning Authority on 29 October 2025, as agreed as part of condition discharge application referenced CDN/25/1049.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

32) The development hereby approved shall only be implemented in accordance with the agreed lighting details shown on drawings referenced 00 (design notes and luminaire schedule) and 01 (lighting layout), received by the City Council as Local Planning Authority on 9 April 2024 and shall remain in operation for so long as the development is occupied.

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

33) 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 DM1 and SP1 of the Manchester Core Strategy.

34) No signage of any type, including internal window vinyls shall be installed to any areas of glazing or curtain walling. Building advertisements shall be restricted solely to the billboard locations, as shown on drawing referenced 7397-SMR-00-ZZ-DR-A-2006-A3-C6 received by the City Council as Local Planning Authority on 9 April 2024.

Reason - To prevent the proliferation of advertisement and to safeguard visual amenity, pursuant to saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies DM1, EN1 and SP1 of the Manchester Core Strategy.

35) The development hereby approved shall only be implemented in accordance with the off-site highway works detailed on drawings referenced SCP-230708-S278-0000-101 rev C (S278 Signalised Crossing General Arrangement), SCP-230708-S278-0000-002 rev A (S278 General Arrangement Kingsway Crossing) and SCP-230708-S278-0000-003 rev A (S278 Footway Upgrades General Arrangement), received by the City Council as Local Planning Authority on 7 April 2026, as agreed as part of discharge of condition application referenced CDN/26/0323

Reason - To encourage walking to the site and in the interests of highway safety, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

36) The development hereby approved shall only be implemented in accordance with the following information, received by the City Council as Local Planning Authority on 25 February 2025, as agreed as part of discharge of condition application referenced CDN/25/0162.

-Covering letter dated 25th February;
-Proposed Foundation GA drawing no. 4407-S-0201 rev P03;
-Proposed Pile GA drawing no. 4407-S-0200 rev P04; Foundations Sections and Details drawing no. 4407-S-0204 rev P03; and
-HS2 Email Confirmation.

Reasons - to safeguard the HS2 programme or alternative railway scheme and to protect HS2 assets, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

37) The development hereby approved shall only be implemented in accordance details contained with the following documents, received by the City Council as Local Planning Authority on 25 February 2025, as agreed as part of condition discharge application referenced CDN/25/0162.

-Covering letter dated 25th February; and
-HS2 Email Confirmation.

Reason - to safeguard the HS2 programme or alternative railway scheme and to protect HS2 assets, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

38) No works below ground level comprised within the proposed development hereby permitted shall be carried out at any time when the HS2 underground construction or any alternative railway scheme, is in progress within 100 metres of the land on which the development hereby permitted is situated.

Reasons - to safeguard the HS2 programme and to protect HS2 assets, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

39) The development hereby approved shall only be carried out in accordance with mitigation measures detailed within the submitted Air Quality Assessment produced by

Miller Goodall (Ref: 102451-2 V2) dated 18 March 2024 received by the City Council, as Local Planning Authority on 9 April 2024.

Reason - To minimise the impact upon air quality and in order to minimise the environmental impact of the development, pursuant to policy EN16 of the Manchester Core Strategy, National Planning Guidance and National Planning Policy Framework (NPPF).

40) The development hereby approved shall only operation in accordance with the details contained within the submitted Travel Plan prepared by SCP (Ref: SCP/200272/TP/05) and accompanying Staff Travel Information Pack, received by the City Council as Local Planning Authority on 29 November 2024, as agreed as part of condition discharge application referenced CDN/24/1097.

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.

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: https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Date: 12 May 2026

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.