

Mr Damian Curran
DAC Designs
100 Cromwell Road
Stretford
Manchester
M32 8QL



**STOCKPORT METROPOLITAN BOROUGH COUNCIL
DECISION NOTICE**

Town and Country Planning Act 1990

**Full Application Planning Application Number
DC/092884**

Applicant Details:	Agent Details:
Mr Philip Armin DAC Designs 10 Cheviot Avenue Cheadle Hulme Cheadle SK8 6BG	Mr Damian Curran DAC Designs 100 Cromwell Road Stretford Manchester M32 8QL
Location	Description Of Development
1 Colwyn Road Cheadle Hulme Cheadle Stockport SK8 6BX	Proposed external alterations to door and windows openings on No. 1 Colwyn Rd and the erection of single storey, 2 bedroom dwelling with access, parking and garden space on land to the west

PARTICULARS OF DECISION

The Stockport Metropolitan Borough Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that **FULL PLANNING PERMISSION HAS BEEN GRANTED** for the carrying out of the development described above. The development must be begun not later than the expiration of **THREE YEARS** beginning with the date of this permission, as required by section 91 of the Town and Country Planning Act 1990 and amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development must be carried out in accordance with the application and plans submitted, and subject to the following terms and conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans/drawings:

Site Location Plan (Drawing number : 24-07-24-3 Rev A)
Proposed Dwelling - Elevations and Floor Plans (Drawing number : 24-07-24-4)
received by the Local Planning Authority on the 4th October 2024

Existing and Proposed Elevations of Existing House (Drawing number : 24-07-24-3 Rev B)
received by the Local Planning Authority on the 13th January 2025

Existing Site Plan (Drawing number : 24-07-24-3 Rev A)
Proposed Site Plan (Drawing number : 24-07-24-4 Rev A)
Bird and Bat Boxes (Drawing number : 24-07-24-5)
received by the Local Planning Authority on the 17th April 2025

Reason - For the avoidance of doubt and to ensure that the development complies with the following policies saved Policies of the adopted Stockport Unitary Development Plan Review and Policies of the adopted Stockport Core Strategy DPD:

Saved UDP policies

EP1.7 : DEVELOPMENT AND FLOOD RISK
L1.2 : CHILDRENS PLAY
MW1.5 : CONTROL OF WASTE FROM DEVELOPMENT

Core Strategy DPD policies

CS1 : OVERARCHING PRINCIPLES : SUSTAINABLE DEVELOPMENT -
ADDRESSING INEQUALITIES AND CLIMATE CHANGES
SD-1 : CREATING SUSTAINABLE COMMUNITIES
SD-6 : ADAPTING TO THE IMPACTS OF CLIMATE CHANGE
CS2 : HOUSING PROVISION
CS3 : MIX OF HOUSING
CS4 : DISTRIBUTION OF HOUSING
H-1 : DESIGN OF RESIDENTIAL DEVELOPMENT
CS8 : SAFEGUARDING AND IMPROVING THE ENVIRONMENT
SIE-1 : QUALITY PLACES
SIE-2 : PROVISION OF RECREATION AND AMENITY OPEN SPACE IN
NEW DEVELOPMENTS
SIE-3 : PROTECTING, SAFEGUARDING AND ENHANCING THE
ENVIRONMENT
CS9 : TRANSPORT AND DEVELOPMENT
T-1 : TRANSPORT AND DEVELOPMENT
T-2 : PARKING IN DEVELOPMENTS
T-3 : SAFETY AND CAPACITY ON THE HIGHWAY NETWORK

- 2 Prior to the first occupation of the new dwellinghouse hereby approved, the proposed elevational alterations hereby approved to the existing dwellinghouse at No. 1 Colwyn Road shall be completed in full with windows removed.

Reason - To safeguard the privacy of occupiers of No. 1 Colwyn Road and the new property in compliance with Policy SIE-1 "Quality Places" of the adopted Stockport Core Strategy DPD and Saved Policy CDH1.8, "Residential Extensions", of the Stockport Unitary Development Plan Review.

- 3 Notwithstanding the details shown on the approved plans, no development shall take place until a schedule of all the materials of external construction for the works to the existing dwelling and for the proposed new dwelling hereby approved, have been submitted to and approved in writing by the local planning authority and samples have been made available for inspection on site. Development shall not be carried out except in accordance with the agreed schedule and samples.

Reason - In the interests of visual amenity and to ensure compliance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

- 4 The Biodiversity Net Gain Plan submitted and approved in accordance with paragraph 14(2) of Schedule 7A of the Town and Country Planning Act 1990 shall be implemented in accordance with the approved details.

Reason - To ensure delivery of Biodiversity Net Gain as required by the Environment Act 2021, and Policies CS8 "Safeguarding and Improving the Environment" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment", of the adopted Stockport Core Strategy DPD.

- 5 The development hereby approved shall be completed in accordance with the Biodiversity Enhancements, including bird and bat boxes and native species planting, shown on the approved plans; Proposed Site Plan (Drawing number : 24-07-24-4 Rev A) and Bird and Bat Boxes (Drawing number : 24-07-24-5), received by the Local Planning Authority on the 17th April 2025. The development shall not be occupied until such time as the scheme of biodiversity enhancements has been implemented.

Reason - In order to safeguard and improve the ecological importance of the site in compliance with Policy SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

- 6 a) Prior to the first occupation of the development hereby approved, a fully detailed soft landscaping scheme for the areas to the front and rear of the development shall be submitted to and approved in writing by the Local Planning Authority.

b) The approved landscaping scheme shall be carried out within 6 months of the date of occupation of the dwelling or substantial completion of the development whichever is the sooner. Any trees, plants or grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size, species and quality unless the Local Planning Authority gives written approval to any variation.

Reason - To ensure the satisfactory appearance of the site and to ensure compliance with policies SIE-1 : QUALITY PLACES and SIE-3 : PROTECTING, SAFEGUARDING AND IMPROVING THE ENVIRONMENT of the adopted Stockport Core Strategy DPD.

- 7 No existing tree or hedge within the site or along the site boundary shall be cut down, topped, lopped, uprooted, wilfully damaged or wilfully destroyed without the prior written approval of the local planning authority. Any hedgerows, woody plants or shrubbery removed without such consent or dying or being severely damaged or being seriously diseased, within 5 years of the development commencing, shall be replaced within the next planting season with trees of such size and species as may be approved in writing by the local planning authority.

Reason - In order to protect existing trees on the site in accordance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment", of the adopted Stockport Core Strategy DPD.

- 8 All existing trees and hedges on the site and along the site boundary shall be fenced off in accordance with BS 5837:2012 "Trees in relation to construction - Recommendations". The fencing shall be retained during the period of construction and no work, excavation, tipping or stacking of materials shall take place within any such fence during the construction period.

Reason - In order to protect existing trees on the site in accordance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment", of the adopted Stockport Core Strategy DPD.

- 9 No work shall take place in respect to the construction of the approved driveway until a detailed drawing of the driveway has been submitted to and approved in writing by the Local Planning Authority. Details shall include how the driveway will be surfaced (which shall be tarmac, block paving or other non-loose material) and drained (which must be to a soakaway / SuDS system). The approved development shall not be occupied until the driveway has been provided in accordance with the approved drawing and is available for use. The driveway shall thereafter be kept clear and remain available for parking of vehicles for the development.

Reason - To ensure that adequate parking facilities are provided and that they are appropriately located and are of a safe and practical design, in accordance with Policies SD-6 'Adapting to the impacts of climate change', SIE-1 'Quality Places', T-1 Transport and Development', T-2 'Parking in Developments' and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD, supported by Chapter 10, 'Parking', of the SMBC 'Sustainable Transport' SPD.

- 10 No work shall take place in respect to the construction of the approved access until a detailed drawing of the access, which shall include:
- 1) Details of proposals to provide 1m by 1m pedestrian visibility splays at either side of the access/s
 - 2) Details of proposals to provide a dropped kerb footway crossing has been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied the access/s has been constructed in accordance with the approved drawing and is available for use. No structure, object, plant or tree exceeding 600mm in height shall subsequently be erected or allowed to grow to a height in excess of 600mm within the pedestrian visibility splays.

Reason - In order that the site will benefit from safe and practical access arrangements in accordance with Policies SIE-1 'Quality Places', CS9 'Transport and Development' and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD.

- 11 The existing parking facilities for No. 1 Colwyn Rd indicated on the submitted plans shall be retained. The car parking facilities shall thereafter be retained and shall remain available for use for as long as the property is occupied.

Reason -To ensure that adequate parking facilities are provided and that they are appropriately located and are of a safe and practical design, in accordance with Policies SIE-1 'Quality Places', T-1 Transport and Development', T-2 'Parking in Developments' and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD, supported by Chapter 10, 'Parking', of the SMBC 'Sustainable Transport' SPD.

- 12 The dwelling hereby approved shall not be occupied until an electric vehicle charging point has been provided in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority and is available for use. The charging point shall thereafter be retained (unless it is replaced with an upgraded charging point in which case that shall be retained).

Reason: To ensure that adequate parking with facilities for the charging of electric vehicles are provided in accordance with Policies SD-6 'Adapting to the impacts of climate change', T-1 Transport and Development', T-2 'Parking in Developments' and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD and Paragraph 112 of the National Planning Policy Framework.

- 13 No work shall take place in respect to the provision of cycle parking within the site until details of proposals to provide a long-stay cycle parking facility/s for the approved dwelling/s (which shall be in the form of a covered and secure cycle store that will accommodate a minimum of one cycle for the/each dwelling) have been submitted to and approved in writing by the Local Planning Authority. The approved dwelling / each dwelling within the development shall not be occupied until the cycle parking facility/s for that dwelling has been provided in accordance with the approved details. The cycle parking facility/s shall then be retained and shall remain available for use at all times thereafter.

Reason - To ensure that safe and practical cycle parking facilities are provided so as to ensure that the site is fully accessible by all modes of transport in accordance with Policies CS9 'Transport and Development', T-1 'Transport and Development' and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD and the cycle parking facilities are appropriately designed and located in accordance with Policies SIE-1 'Quality Places' and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD, supported by paragraph 5.6, 'Cycle Parking', of the SMBC Transport and Highways in Residential Areas SPD.

- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that order) no development falling within Classes A to F of Part 1 of Schedule 2 of the Order shall be carried out.

Reason - In view of the size and form of the development hereby granted permission, the Local Planning Authority wishes to assess the appearance and impact of any future proposals against the provisions of policies H-1 : DESIGN OF RESIDENTIAL DEVELOPMENT and SIE-1 : QUALITY PLACES of the adopted Stockport Core Strategy DPD.

Signed:

Dated: 15th October 2025



Emma Curle - BSc (Hons) MRTPI
Assistant Director Place Making and Planning
Chief Planning Officer

ADDITIONAL INFORMATION

- 1 Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore, implemented the requirement in Paragraphs 38 and 47 of the revised NPPF published by the Department for Levelling Up, Housing and Communities in December 2023.

- 2 In accordance with S93G of the Town & Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice to complete via this link to our website <https://www.stockport.gov.uk/how-to-apply-for-planning-permission/before-starting-the-work-planning-permission/#notice>

- 3 This permission should be read in conjunction with the Planning Obligation under Section 106 of the Town and Country Planning Act 1990 (as Amended), between the applicant (and other interested parties) and the Stockport Metropolitan Borough Council dated 14th October 2025, in respect of a commuted sum payment towards the provision and maintenance of formal and casual open space facilities within the Borough, in accordance with policy L1.3 of the Stockport Unitary Development Plan Review.

- 4 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) A Biodiversity Gain Plan has been submitted to the planning authority, and

(b) The planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Stockport MBC.

IRREPLACEABLE HABITATS

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

THE EFFECT OF S73D OF THE TOWN AND COUNTRY PLANNING ACT 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

a) Do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and

b) In the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

- 5 The applicant's attention is drawn to the potential for bats to utilise all buildings and that the grant of planning permission does not negate the laws which have been put in place to protect biodiversity. If at any time bats or other protected species are suspected to be on the site, work should cease immediately and Natural England and/or the LPA should be contacted.
- 6 All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded

that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.

7 In addition to planning permission, consent will also be required from the Highway Authority (Stockport Council) for the approved / required vehicle dropped crossing and/or closure of any redundant vehicle dropped crossing. Applications for consent can be made on-line at the Council's web-site (<https://www.stockport.gov.uk/dropped-kerbs>) or via the Council's contact centre. Consent must be obtained prior to the commencement of any works.

8 The applicant's / developer's attention is drawn to the fact it is an offence (under Sections 131, 148 and 149 of the Highways Act 1980) to allow materials to be carried from a site and deposited on, or damage, the highway, from uncleaned or badly loaded vehicles. The applicant / developer should therefore ensure that adequate measures are implemented to ensure that this does not take place. The Highway Authority (Stockport Council) may seek to recover any expense incurred in clearing, cleaning or repairing highway surfaces and may prosecute persistent offenders.

9 A condition/s of this planning consent requires the submission of detailed drawings / additional information relating to the access arrangements / parking / works within the highway. Advice on the discharge of highways related planning conditions is available within the 'Highways and Transport Advice' section of the planning pages of the Council's web-site (www.stockport.gov.uk). The applicant is advised to study this advice prior to preparing and submitting detailed drawings / the required additional information.

10 United Utilities' Property, Assets and Infrastructure

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development.

We recommend the applicant visits our website for further information on how to investigate the existence of water and wastewater pipelines and what to do next if a pipeline crosses or is close to their red line boundary: Working near our pipes - United Utilities
<<https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>>

United Utilities will not allow building over or in close proximity to a water main.

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities.

Any construction activities in the vicinity of United Utilities' pipelines, including pipelines that may be outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines' which can also be found on our website: [standard-conditions-for-works-adjacent-to-pipelines-issued-july-2015.pdf](https://www.unitedutilities.com/globalassets/documents/builders-developers/standard-conditions-for-works-adjacent-to-pipelines-issued-july-2015.pdf) (unitedutilities.com)

<[https://www.unitedutilities.com/globalassets/documents/builders--developers/standard-conditions-for-works-adjacent-to-pipelines-issued-july-2015.pdf](https://www.unitedutilities.com/globalassets/documents/builders-developers/standard-conditions-for-works-adjacent-to-pipelines-issued-july-2015.pdf)>

The level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition.

- 11 United Utilities strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water are very large when compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments can manage flows through sustainable drainage systems that discharge to an alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments should be investigated and delivered in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;

3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

The applicant should consider their drainage plans in accordance with the drainage hierarchy outlined above.

In the event that the applicant, or any subsequent developer, approaches United Utilities regarding a connection for surface water to the public sewer, it is likely that we will request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable. This will be managed through either our 'S106 Sewer Connections' or 'S104 Adoptions' processes.

UU CONTACT DETAILS :

For applicants / developers:

Drainage / wastewater infrastructure: SewerAdoptions@uuplc.co.uk
<<mailto:SewerAdoptions@uuplc.co.uk>>

Water supply / water infrastructure: DeveloperServicesWater@uuplc.co.uk
<<mailto:DeveloperServicesWater@uuplc.co.uk>>

Local planning authorities / Planning Officers: Planning.Liaison@uuplc.co.uk
<<mailto:Planning.Liaison@uuplc.co.uk>>

THE FOLLOWING IS STANDARD INFORMATION ONLY

1. The drawings determined by this notice may be viewed (usually in electronic form) at Fred Perry House, Edward Street, Stockport, by appointment, and are available online on the Planning & Building pages of the Stockport Council website: www.stockport.gov.uk/planningdatabase
2. It is your responsibility to ensure that the development is constructed in complete accordance with the approved plans and details together with the requirement to ensure that all conditions applied to this consent are complied with. If any of the conditions require further approval and/or the submission of further details before development starts or use begins (known as pre-commencement planning conditions), the requirements of the condition must be satisfied before a start is made. Failure to construct the development in complete accordance with the approved plans and / or failure to comply with the conditions may make either the permission null and void or the development unauthorised.
3. This decision refers only to the legislation under which the application was made and does not include any decision under any other enactment, by law, order or regulation.
4. The applicant's attention is drawn to the provision of Section 63 of the Greater Manchester Act 1981 which specifies requirements for fire brigade access when plans for the erection or extension of a building are deposited with a District Council in accordance with the Building Regulations.
5. Where your proposal involves building work, your attention is specifically drawn to the need to check with the Building Inspector with regard to the possible requirement for Buildings Regulations Consent.
6. Where applicable, notes on your rights of appeal against the decision are set out on the sheet attached to this decision notice. **The Planning Inspectorate's** details are listed below.

The Planning Inspectorate,
Customer Support Unit,
Room 3/15, Eagle Wing,
Temple Quay House,
2, The Square,
Temple Quay,
Bristol,
BS1 6PN

Telephone: 0303 444 5000
Fax: 0117 372 8181

Email: enquiries@planning-inspectorate.gsi.gov.uk
website: www.planning-inspectorate.gov.uk

APPEALS TO THE SECRETARY OF STATE

[OTHER THAN IN RELATION TO ADVERTISEMENTS]

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development, or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal; then you can do so online at:

<https://www.gov.uk/appeal-planning-decision>

Alternatively you can use a form you can get from:

The Planning Inspectorate, Registry/ Scanning, Temple Quay House, 2, The Square, Temple Quay, Bristol, BS1 6PN; Telephone: 0303 444 5000;
Email: enquiries@planning-inspectorate.gsi.gov.uk
Website: www.planning-inspectorate.gov.uk

For most types of application you have six months to appeal from the date of the attached Decision Notice. However if the decision involved the refusal of planning permission for a householder application then you have 12 weeks to appeal from the date of the Decision Notice. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances that excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development, or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any Directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a Direction given by him.

PURCHASE NOTICES

If either the local authority or the Secretary of State refuses Permission to develop land, or grants it subject to conditions, the owner may claim he/she can neither put the land to a reasonable beneficial use in its existing state, nor render the land capable of a reasonably beneficial use by the carrying out of any development that 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 his/her interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him/her.

These circumstances are set out in section 114 and related provisions of the Town and Country Planning Act 1990.

Information relating to appeals including forms can be obtained from;

The Planning Inspectorate,
Temple Quay House,
2, The Square,
Temple Quay,
Bristol BS1 6PN

Telephone: 0303 444 5000
Web site: www.planning-inspectorate.gov.uk
Email: enquiries@planning-inspectorate.gsi.gov.uk

The Planning Portal website: www.planningportal.gov.uk/pcs