



Cumberland Council
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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Cohesion Consult
Clarendon House
Clarendon Terrace
Churwell
Morley
LS27 7QT
FAO: Mr Stuart Ainsley

APPLICATION No: 4/24/2355/0F1

**CONSTRUCTION OF COMMUNITY LEISURE CENTRE AND ASSOCIATED
PARKING AND LANDSCAPING INCLUDING DEMOLITION OF EXISTING
BUILDINGS AND FORMATION OF TEMPORARY CONSTRUCTION COMPOUND
MILLOM SCHOOL, SALTHOUSE ROAD, MILLOM**

Cumberland Council

The above application dated 21/10/2024 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

Defining the Permission:

1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-

- Application Form (Amended), received by the Local Planning Authority on the 15th January 2025.
- Site Location Plan (Amended), Scale 1:2500, received by the Local Planning Authority on the 15th January 2025.
- Existing Site Plan (Amended), Scale 1:500, Drawing Number: 24015-0002D, Revision: D, received by the Local Planning Authority on the 14th January 2025.
- Existing Gym Plan, Elevations & Sections, Drawing Number: 24015-0101, Revision: P01, received by the Local Planning Authority on the 21st October 2024.
- Demolition Site Plan, Scale 1:500, Drawing Number: 24015-0102, Revision: P01, received by the Local Planning Authority on the 21st October 2024.
- Proposed Site Plan (Amended), Scale 1:500, Drawing No: 24015-2001E, Revision: E, received by the Local Planning Authority on the 13th January 2025.
- Proposed Site Plan – Construction Compound, Scale 1:500, Drawing No: 24015-2001E, Revision: E, received by the Local Planning Authority on the 3rd January 2025.
- Proposed Site Plan Change of Land Use, Scale 1:500, Drawing Number: 24015-2002, Revision: P01, received by the Local Planning Authority on the 21st October 2024.
- Existing Site Plan 1:1000, Scale 1:1000, Drawing Number: 24015-20004B, Revision B, received by the Local Planning Authority on the 14th January 2025
- Proposed Site Plan 1:1000, Scale 1:1000, Drawing Number: 24015-2003D, Revision: D, received by the Local Planning Authority on the 13th January 2025.
- Proposed Ground Floor Plan, Scale 1:100, Drawing Number: 24015-2101, Revision: P02, received by the Local Planning Authority on the 21st October 2024.
- Proposed Roof Plan, Scale 1:100, Drawing Number: 24015-2111, Revision: P01, received by the Local Planning Authority on the 21st October 2024.
- Proposed Longitudinal Sections, Scale 1:100, Drawing Number: 24015-2201, Revision: P01, received by the Local Planning Authority on the 21st October 2024.

- Proposed Cross Sections, Scale 1:100, Drawing Number: 24015-2202, Revision: P01, received by the Local Planning Authority on the 21st October 2024.
- Proposed Elevations Sheet 1 of 2, Scale 1:100, Drawing Number: 24015-2301, Revision: P02, received by the Local Planning Authority on the 21st October 2024.
- Proposed Elevations Sheet 2 of 2, Scale 1:100, Drawing Number: 24015-2302, Revision: P01, received by the Local Planning Authority on the 21st October 2024.
- Proposed Site Sections, Scale 1:500, Drawing Number: 24015-2501, Revision: P02, received by the Local Planning Authority on the 21st October 2024.
- Proposed Landscape Masterplan, Scale 1:500, Drawing Number: 24015-8101, Revision: P01, received by the Local Planning Authority on the 21st October 2024.
- Landscape Masterplan, Scale 1:500, Number: P8101, Revision: C01, received by the Local Planning Authority on the 21st October 2024.
- External Lighting Layout, Scale 1:250, Drawing No: D49738/JB/A, received by the Local Planning Authority on the 21st October 2024.
- Transport Assessment, Prepared by SK Transport Planning Ltd July 2023, Ref: 230706/SK22263/TA01(-01), received by the Local Planning Authority on the 21st October 2024.
- Ecological Survey and Assessment (Including a Licensed Bat Survey), Prepared by ERAP (Consultant Ecologists) Ltd February 2025, Reference: 2023-044c, received by the Local Planning Authority on the 10th February 2025.
- Preliminary Assessment of Biodiversity Net Gain (Amended), Prepared by ERAP (Consultant Ecologists) Ltd February 2025, Reference: 2023-044b, received by the Local Planning Authority on the 6th February 2025.
- The Statutory Biodiversity Metric (Amended), received by the Local Planning Authority on the 6th February 2025.
- Flood Risk Assessment, Prepared by GEOL Consultants Ltd April 2023, received by the Local Planning Authority on the 21st October 2024.
- Phase II Ground Investigation Report, Prepared by GEOL Consultants Ltd February 2023, received by the Local Planning Authority on the 21st October 2024.
- Drainage Strategy, Prepared by Furness Partnership Consulting Structural and Civil Engineers August 2023, Job No: L2762, received by the Local Planning Authority on the 21st October 2024.

- Existing Drainage Layout & Impermeable Areas, Scale 1:350, Job No: L2762, Sheet No: 0901, Rev: P1, received by the Local Planning Authority on the 21st October 2024.
- Proposed Impermeable Areas, Scale 1:350, Job No: L2762, Sheet No: 0902, Rev: P1, received by the Local Planning Authority on the 21st October 2024.
- Proposed Foul Water Drainage Layout, Scale 1:200, Job No: L2762, Sheet No: 0911, Rev: P2, received by the Local Planning Authority on the 21st October 2024.
- Proposed Surface Water Drainage Layout Sheet 1 of 3 Car Park Site, Scale 1:200, Job No: L2762, Sheet No: 0921, Rev: P2, received by the Local Planning Authority on the 21st October 2024.
- Proposed Surface Water Drainage Layout Sheet 2 of 3 Leisure Centre Site, Scale 1:200, Job No: L2762, Sheet No: 0921, Rev: P2, received by the Local Planning Authority on the 21st October 2024.
- Proposed Surface Water Drainage Layout Sheet 3 of 3 Playground Site, Scale 1:200, Job No: L2762, Sheet No: 0923, Rev: P1, received by the Local Planning Authority on the 21st October 2024.
- Proposed Foul Water Drainage Layout, Job No: L2762, Sheet No: 0931, Rev: P2, received by the Local Planning Authority on the 21st October 2024.
- Proposed Foul Water Drainage Layout, Job No: L2762, Sheet No: 0932, Rev: P2, received by the Local Planning Authority on the 21st October 2024.
- Outline Sustainability Statement – Stage 3, Prepared by CGP/MEP June 2023, Document No: 14810-CGP-00-ZZ-RP-N-0002, received by the Local Planning Authority on the 21st October 2024.
- Energy Use Design Note, Prepared by CGP/MEP June 2023, Document No: 14810-CGP-00-ZZ-RP-N-0003, received by the Local Planning Authority on the 21st October 2024.
- Noise Assessment Report, Prepared by HOARE LEA May 2023, Document reference: REP-1014738-05-SG-20230419-Millom noise assessment report-Rev1.docx, Revision: 1, received by the Local Planning Authority on the 21st October 2024.
- Arboriculture Impact Assessment, Prepared by Bowland Tree Consultancy Ltd June 2023, received by the Local Planning Authority on the 21st October 2024.
- Design and Access Statement, Prepared by Roberts Limbrick August 2023, Ref: 10930-RL-XX-ZZ-RP-A-P6000, Revision C01-Issued for Planning/Stage 3a, received by the Local Planning Authority on the 21st October 2024.

- Report for Surface Water Drainage Planning Comment Response, Prepared by Furness Consulting Engineers January 2025, Rev: 1, received by the Local Planning Authority on the 13th January 2025.
- Planning Consultation Comment Responses, received by the Local Planning Authority on the 13th January 2025.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

BNG Conditions:

3. The development hereby approved must be carried out in accordance with and implement all the mitigation measures set out in the following approved documents:

- Preliminary Assessment of Biodiversity Net Gain (Amended), Prepared by ERAP (Consultant Ecologists) Ltd February 2025, Reference: 2023-044b, received by the Local Planning Authority on the 6th February 2025.
- The Statutory Biodiversity Metric (Amended), received by the Local Planning Authority on the 6th February 2025.

The development must be carried out in accordance with the approved document at all times thereafter.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

4. Prior to the commencement of the works hereby approved a Biodiversity Net Gain Plan must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved document at all times thereafter.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

5. Prior to the commencement of development/the development must not commence until a Habitat Management and Monitoring Plan has been submitted to and approved in writing by the local planning authority.

The Habitat Management and Monitoring Plan must include the following:

- i. A detailed scheme of habitat creation and habitat enhancement works that demonstrate the delivery of a minimum 10% net gain in biodiversity value post development over a minimum period of 30 years.
- ii. Planned management activities including details of site-wide aims and objectives.
- iii. Details of the persons and organisation(s) responsible for delivery of the habitat creation and habitat enhancement works.
- iv. The habitat condition targets that form the basis of what the Habitat Management and Monitoring Plan is setting out to achieve.
- v. Details of monitoring methods and a monitoring reporting schedule.
- vi. Details of adaptive management approaches.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

6. The development hereby approved must not be operational until the habitat creation and habitat enhancement works detailed in the Habitat Management and Monitoring Plan secured by planning condition 5 have been completed in accordance with the approved details.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

7. Within 3 months of the completion of the habitat creation and habitat enhancement works detailed in Habitat Management and Monitoring Plan secured by planning condition 5, a completion report, evidencing the completed habitat creation and habitat enhancements must be submitted to and approved in writing by the local planning authority.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

8. The habitat creation and habitat enhancement works detailed in the Habitat Management and Monitoring Plan secured by planning condition 5 must be managed and maintained in accordance with the provisions of approved Habitat Management and Monitoring Plan secured by planning condition 5 for a minimum period of 30 years post completion of the habitat creation and habitat enhancement works.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

9. Monitoring reports demonstrating how the habitat creation and habitat enhancement works detailed in Habitat Management and Monitoring Plan secured by planning condition 5 is delivering on its site-wide aims and objectives and habitat condition targets

Monitoring reports must be submitted to the Council during years 2, 5, 7, 10, 20 and 25 posts completion of the habitat creation and habitat enhancement works detailed in the Habitat Management and Monitoring Plan secured by planning condition 5 unless otherwise stated in the Habitat Management and Monitoring Plan secured by planning condition 5.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

Pre-Commencement Conditions:

Drainage:

10. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
 - i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof).

- This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policy DS6 and DS7 of the Copeland Local Plan 2021-2039.

Highways:

11. Development must not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP must include details of

- Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- Cleaning of site entrances and the adjacent public highway;
- Details of proposed wheel washing facilities;
- The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- Construction vehicle routing;
- The management of junctions to and crossings of the public highway and other public rights of way/footway;
- Details of any proposed temporary access points (vehicular / pedestrian)
- Surface water management proposals during the construction phase

- Specific measures to manage and limit the impact on the school, including working hours, any special measures to accommodate pedestrians
- Deliveries and movement of equipment on the road network surrounding the site must not take place during school muster times in the interests of road safety

The development must be carried out in accordance with the approved details at all times thereafter.

Reason:

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety in accordance with Policy CO4 of the Copeland Local Plan 2021-2039.

12. Development hereby approved must not be commenced until a scheme for the proposed access, car parking area, cycle/pedestrian connectivity routes, bus stops and service vehicle access has been submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details at all times thereafter.

Reason

In the interests of highway safety in accordance with Policy CO4 of the Copeland Local Plan 2021-2039.

Environmental Management:

13. No development must take place until a site-specific Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting (if applicable). The development must be carried out in accordance with the approved details thereafter.

Reason

In the interests of the amenities of surrounding occupiers during the construction of the development in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

Arboricultural:

14. Prior to the commencement of development, an Arboricultural Method Statement, which includes adequate tree protection measures, must be submitted to and approved in writing by the Local Planning Authority. The approved Arboricultural Method Statement must be implemented in full prior to and during construction activity on the site.

Reason

To ensure that existing trees are protected in accordance with Policy N6 of the Copeland Local Plan 2021-2039.

15. Prior to the commencement of development a Tree Planting Plan, which includes a specification for the proposed trees along with a management plan for establishing and maintaining the trees for at least five years, must be submitted to and approved in writing by the Local Planning Authority. The approved Tree Planting Plan must be carried out in the first planting season following the completion of the development. Any trees or shrubs that die, are removed, or become severely damaged or diseased, within five years of planting must be replaced the following planting season with trees or shrubs of a similar size and species to those originally specified, unless varied by written consent from the Local Planning Authority.

Reason

To ensure that existing trees are protected in accordance with Policy N6 of the Copeland Local Plan 2021-2039.

Prior to Erection of External Walling Conditions:

Materials:

16. No superstructure must be erected until samples and details of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development must be completed in accordance with the approved details of materials and must be retained for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

Prior to First Use/Occupation Conditions:

Noise Assessment:

17. Prior to the first use of the building hereby approved, the recommendations set out in the approved document 'Noise Assessment Report, Prepared by HOARE LEA May 2023, Document reference: REP-1014738-05-SG-20230419-Millom noise assessment report-Rev1.docx, Revision: 1, received by the Local Planning Authority on the 21st October 2024' must be implemented in full, and must be maintained as such at all times thereafter.

Reason

To safeguard the amenity of nearby premises and the area generally in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

Sustainable Drainage:

18. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development must subsequently be completed, maintained and managed in accordance with the approved plan.

Reason

To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with policy DS6 and DS7 of the Copeland Local Plan 2021-2039.

Community Use Agreement:

19. Use of the development must not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to leisure centre and AGP and include details of pricing policy, hours of use, access by non-school users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

Reason

To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and in accordance with policies SC1, SC2 and SC4 of the Copeland Local Plan 2021-2039.

Other Conditions:

Flood Risk Assessment:

20. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the approved document "Flood Risk Assessment, Prepared by GEOL Consultants Ltd April 2023, received by the Local Planning Authority on the 21st October 2024", and must be maintained as such at all times thereafter.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policy DS6 and DS7 of the Copeland Local Plan 2021-2039.

Ground Conditions:

21. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the approved document 'Phase II Ground Investigation Report, Prepared by GEOL Consultants Ltd February 2023, received by the Local Planning Authority on the 21st October 2024'. All mitigation measures identified must be maintained as such at all times thereafter.

Reason

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in accordance with policy DS6 and DS10 of the Copeland Local Plan 2021-2039.

Ecology:

22. The development must be carried out in accordance with and implement all of the mitigation and compensation measures set out in the approved documents:

- Ecological Survey and Assessment (Including a Licensed Bat Survey), Prepared by ERAP (Consultant Ecologists) Ltd February 2025, Reference: 2023-044c, received by the Local Planning Authority on the 10th February 2025.

The development must be carried out in accordance with the approved document at all times thereafter.

Reason

To protect the ecological interests evident on the site in accordance with Policy N1PU and N3PU of the Copeland Local Plan 2021 – 2039.

Landscaping:

23. All hard and soft landscape works must be carried out in accordance with the details illustrated on the approved "Landscape Masterplan, Scale 1:500, Number: P8101, Revision: C01, received by the Local Planning Authority on the 21st October 2024". The works shall be carried out in the first planting season following the completion of the development. Any trees or shrubs that die, are removed, or become severely damaged or diseased, within five years of planting must be replaced the following planting season with trees or shrubs of a similar size and species to those originally specified, unless varied by written consent from the Local Planning Authority.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with Policy DS5 of the Copeland Local Plan 2021-2039.

Construction Hours:

24. Following approval of the development, construction activities that are audible at the site boundary must be carried out only between the following hours:

- Monday to Friday 08.00 – 18.00;
- Saturday 08.00 – 13.00

There shall be no construction activated at any time on Sundays or Bank Holidays.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

Reason

In the interests of the amenities of neighbouring occupiers during the construction of the development in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

Highways:

25. There must be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority.

Reason

To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety in accordance with Policy CO4 of the Copeland Local Plan 2021-2039.

Contamination:

26. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which should be submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DS6 and DS10 of the Copeland Local Plan 2021-2039.

Informative Notes:

BNG:

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
 - (b) the local planning authority has approved the plan.The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Before commencing development, a Biodiversity Gain Plan needs to be submitted and approved by the local planning authority.

Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

Smoke Control Area:

2. The site is within the Millom Smoke Control Area, designated under the Clean Air Act 1993, and residents and businesses must not emit smoke from a chimney and buy or sell unauthorised fuel for use unless it is used in an exempt appliance approved by DEFRA, see <https://uk-air.defra.gov.uk/sca/>

Community Use Agreements:

3. Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications>. For artificial grass pitches it is recommended that you seek guidance from the Football

Association on pitch construction when determining the community use hours
the artificial pitch can accommodate

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

A handwritten signature in black ink, appearing to read 'N. J. Hayhurst'.

Nick Hayhurst
Head of Planning and Place
Inclusive Growth and Placemaking

20th February 2025

**APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your 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 against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . 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 can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State 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.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

- 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 he 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 (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.