



Knowsley Council

REGENERATION AND ECONOMIC DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 22/00195/KMBC1

Name and address of applicant

Knowsley Metropolitan Borough Council
Municipal Building
Archway Road
Huyton
L36 9YU

Name and address of agent

Date of Receipt: 31 March 2022

Date Valid: 12 May 2022

Address/Location Of Development:

From Fox's Bank Lane Following The Northern Boundary Of Agricultural Land South Of Penny Lane To Opposite Oak Lodge.

Description of Development:

CONSTRUCTION OF A MULTI USER ROUTE FOR PEDESTRIANS, CYCLISTS AND EQUESTRIANS INCLUDING A NEW EQUESTRIAN, CYCLIST AND PEDESTRIAN CROSSING ON FOX'S BANK LANE, INSTALLATION OF 2 NO. K-BARRIERS AND ACCESS GATES, REGRADING OF LAND, LANDSCAPING, BOUNDARY TREATMENTS, SIGNAGE AND OTHER ASSOCIATED WORKS TO CONNECT FOX'S BANK LANE AT HALSNEAD PARK TO THE EXISTING PENNY LANE HIGHWAY

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

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

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in schedule 1 below:

Reason: For the avoidance of doubt.

3. Prior to the multi-user route first being brought into use, and notwithstanding the approved plans, full details of the Pegasus crossing warning signage including details for speed awareness and pedestrians/equestrians crossing on Fox's Bank Lane, siting of the signage and a timetable for implementation (in accordance with national standards) shall be submitted to and approved in writing by the Local Planning Authority. The signage shall then be erected in accordance with the approved details.

Reason: In the interests of highway safety and to accord with policies CS2 and CS7 of the Local Plan Core Strategy (2016) and the NPPF.

4. Prior to the multi-user route first being brought into use, and notwithstanding the approved plans, a scheme for the road markings to be installed on the approach to the new Pegasus crossing to aid driver speed awareness on Fox's Bank Lane and a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The road markings shall then be installed in accordance with the approved details.

Reason: In the interests of highway safety and to comply with policies CS2 and CS7 of the Local Plan Core Strategy and the NPPF.

5. Prior to the laying of any part of the surfacing material (the wearing course) for the route hereby permitted, the process of seeking to implement a Traffic Regulation Order shall be begun in a timely manner to reduce the speed limit of Penny Lane and Tue Lane to 30mph. For the avoidance of doubt, the extent of the TRO shall extend from the pathway access onto Penny Lane through to the 20mph speed limit change on Penny Lane and along the entirety of Tue Lane.

Reason: In the interests of highway safety and to accord with policies CS2 and CS7 of the Local Plan Core Strategy (2016) and the NPPF.

6. No part of the development shall be brought into use until visibility splays of 51 metres, in accordance with Traffic Sign Manual Chapter 6 and as highlighted on Drawing Plan Phase 8 General Arrangement Reference 60629784-SHT-30-PCP8-CT-0101 D7, have been provided on Fox's Bank Lane for the Pegasus Crossing. The splays shall be provided clear of obstructions within the adopted highway to visibility above a height of 0.6 metres, measured from the footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: In the interests of highway safety and to comply with policies CS2 and CS7 of the Local Plan Core Strategy (2016) and the NPPF.

7. Prior to the multi-user route first being brought into use, and notwithstanding the approved plans, full details of the siting of the fencing adjacent to T7 and T8, full details of the mesh fencing around the horse holding area adjacent to Fox's Bank Lane, elevations of the post and rail fencing and the heights of all boundary

treatments shall be submitted to and approved in writing by the Local Planning Authority. The bollards/multi-user route signage shown on approved plans reference 60629784-SHT-30-PCP8-0101 D7; 60629784-SHT-30-PCP8-0102 D6; 60629784-SHT-30-PCP8-0103 D6; 60629784-SHT-30-PCP8-0104 D6; 60629784-SHT-30-PCP8-0105 D6 (Phase 8 General Arrangement Sheets 1 to 5) and the boundary treatments shall then be erected in accordance with the approved details and shall be fully completed prior to the multi user route being brought into first use. For the avoidance of doubt, the fencing shall align with the barriers to ensure there shall be no gap between the K barrier/horse friendly vehicle barrier and the fencing to ensure no vehicles/other access can be achieved around the barriers.

Prior to the multi-user route being brought into first use, a maintenance and management plan shall also be submitted to and approved in writing by the Local Planning Authority. The route shall then be managed and maintained in accordance with the approved details for the lifetime of the development.

Reason: In the interests of highway safety, to protect biodiversity and to ensure the route is clearly demarcated with no gaps around the k-barriers and horse step/gate. This condition is imposed having regard to policies CS2, CS7, CS8, CS19 and CS21 of the Knowsley Local Plan Core Strategy, saved policy DQ2 of the Knowsley Replacement Unitary Development Plan and the NPPF.

8. The K barriers (excluding the adjustment pads) shall be erected in accordance with the approved detail set out in the elevation plan dated 18.09.2022 . Prior to the barriers being erected, and prior to the multi user route being brought into first use, full details of the horse step (horse friendly vehicle barrier) and the adjustment plates to be used on the K barrier, as well as external finishes, shall be submitted to and approved in writing by the local planning authority. The barriers shall then be erected as approved in accordance with a timetable for implementation that has previously been submitted to and approved in writing by the local planning authority.

Reason: In the interests of visual amenity, to ensure a safe and as fully inclusive as possible access can be provided and to minimise opportunities for anti social behaviour in accordance with policies CS2, CS5, CS7 and CS19 of the Knowsley Local Plan Core Strategy, saved policy DQ2 of the Knowsley Replacement Unitary Development Plan and the NPPF.

9. Notwithstanding the approved plans, prior to any wearing course surfacing or edging works, and prior to the multi user route being brought into first use, full details of the surface and edging materials to be used in the construction of the multi-user route to include edging/kerbs, all new surfacing, tactile paving and details of any materials providing porous areas within the route, shall be submitted to and approved in writing by the local planning authority. The development shall then be constructed in accordance with the approved details prior to the development being brought into first use.

Reason: In the interests of visual amenity and to protect the character of the Green Belt/local area. This condition has been imposed having regard to policies CS2, CS5, CS19 and CS7 of the Knowsley Local Plan: Core Strategy (2016) and the NPPF.

NOTE: Regard should be given to the materials advocated by the Halsnead Garden Village Masterplan SPD and the Halsnead Garden Village Design and Local Distinctiveness Guide.

10. The development hereby permitted shall be carried out in accordance with the Arboricultural Impact Assessment dated September 2022, version 4 and the Arboricultural Method Statement dated September 2022, version 4 submitted with the application.

5 working days advance notice shall be given to the Local Planning Authority prior to the erection of any tree protective fencing. The tree protection fencing shall be erected prior to the commencement of development and shall be retained throughout the construction process.

Following the check of the two trees with Group G16 within the Arboricultural Impact Assessment, if these trees require removal, then full replanting details shall be submitted to and approved in writing by the local planning authority prior to any tree removal works being undertaken. Any approved replanting shall be carried out within the first available planting season.

Any newly planted tree which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: To promote and protect biodiversity, to ensure the LWS is adequately protected and in the interests of visual amenity. This condition is imposed having regard to policies CS2, CS8 and CS21 of the Local Plan Core Strategy, saved policy DQ4 of the Knowsley Replacement Unitary Development Plan and the NPPF. Notice of the erection of the protective fencing is required to ensure that the LPA is aware that these works are being carried out before construction activity begins in the interests of protecting the trees adjacent to the site.

11. Prior to commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority that details the means of mitigation of construction effects. The Plan shall include timing/implementation details and shall include, but not be limited to the following:
 - (i) A pre-start check for English bluebell and other notable plants by an Ecological Clerk of Works (ECoW) to confirm presence. The ECoW should identify suitable methods and a receptor location(s) for transplantation if required;
 - (ii) The ECoW shall also undertake a pre-start walkover for signs of other protected species e.g. water vole, hedgehog, brown hare, badger and reptiles to include the small bank along the top of the arable field;
 - (iii) A toolbox talk shall be delivered by a suitably qualified ecologist to all operatives on site prior to them undertaking any work on the development hereby approved;
 - iv) A sensitive construction phase lighting scheme avoiding light spill on retained and proposed habitats (if any lighting is to be used during construction);
 - (v) Avoidance of the breeding bird season (1 March to 31 August) or, if this is not possible, a pre-start check for nesting birds by the ECoW. If nesting birds are found to be present, then a suitable method statement shall be submitted for

approval by the Local Planning Authority and the works shall be carried out in accordance with the agreed details;

(vi) A pre-start check for invasive species within the application site/top of bank, notably Himalayan balsam. If present, then an Invasive species method statement would be required to be submitted to and approved in writing by the Local Planning Authority. The development must then be carried out in accordance with the approved details;

(vii) A 5m ecological buffer, demarcation and protection measures (e.g. HERAS fencing) of Fox's Bank Brook and mature woodland, pond 2, the LWS woodland, tall ruderal with English bluebell and the small bank along the top of the arable field shown on the following plans within the Ecological Planning Report - Section 8a dated August 2021:

Figure 1 - Phase 8a Designated Sites;

Figure 2 - Habitat Survey Phase 8a; and

Figure 3 - Habitat Suitability Index;

(viii) Measures to prevent pollution of controlled waters e.g. Fox's Bank Brook and pond 2;

(ix) Soft felling techniques shall be employed under supervision of a qualified ecologist following a pre-start close inspection of those trees proposed for removal;

(x) Waste Audit or similar mechanism for managing waste.

(xi) There shall be no burning of materials on-site during construction work without the prior written approval of the Local Planning Authority;

(xii) Methods for the mitigation of noise and vibration from construction works and also for the operation of any temporary power generation or pumping plant that is required to operate overnight;

(xiii) Dust control and suppression measures;

(xiv) A requirement that no construction work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours on Saturdays and not at all on Sundays/Public Holidays, without the prior written permission of the Local Planning Authority.

(xv) Layout of the site compound including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles;

(xvi) Management of deliveries including prevention of waiting/layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. ((Note reversing on the highway is not permitted without a Banksman);

(xvii) Construction staff parking arrangements; and

(xviii) The details of the design, siting and maintenance of any security hoardings;

(xix) Details of wheel washing facilities.

The CEMP should be compiled in a coherent and integrated document and should be accessible to site managers, all contractors and sub-contractors working on site as a simple point of reference for site environmental management systems and procedures. The approved CEMP shall be adhered to at all times during the construction of the development.

Reason: To ensure satisfactory development of the site, to minimise the main environmental effects during the construction phase of the development, to ensure that appropriate measures are put in place in the interests of the amenity of

neighbouring occupiers/areas, to prevent pollution of the environment, to protect and promote biodiversity and in the interests of highway safety. This condition has been imposed in accordance with the National Planning Policy Framework (2021), Policies CS2, CS8 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policies ENV2 and ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy WM8 the Merseyside and Halton Joint Waste Local Plan, adopted 2013.

The use of such a pre-commencement condition is necessary to ensure that the main environmental effects associated with the development can be managed, minimised and mitigated during the construction process.

12. Prior to the multi user route hereby permitted being brought into first use, a Landscape Ecological Management Plan including an updated Landscaping scheme, based on the plans listed below shall be submitted to and approved in writing by the local planning authority. The LEMP shall include timing/implementation details and shall include, but not be limited to the following:

Phase 8 Landscape Plan Sheet 1 60629784-SHT-PCP8-L-001 P3
Phase 8 Landscape Plan Sheet 2 60629784-SHT-PCP8-L-002 P3
Phase 8 Landscape Plan Sheet 3 60629784-SHT-PCP8-L-003 P4
Phase 8 Landscape Plan Sheet 4 60629784-SHT-PCP8-L-004 P4
Phase 8 Landscape Plan Sheet 5 60629784-SHT-PCP8-L-005 P1

- Installation of bird boxes to mitigate loss of habitat from tree removal works;
- Installation of bat boxes as mitigation for loss of moderate potential trees;
- Log piles sited at appropriate locations along the proposed route e.g. as hibernacula / refuge for small mammals, amphibians and invertebrates;
- A scheme for the inclusion of interpretation boards highlighting the importance of the LWS designated features such as English Bluebell;
- Description and evaluation of the features to be managed;
- Ecological trends and constraints on site which may influence management;
- Aims and objectives of management;
- Appropriate management options for achieving aims and objectives;
- Prescriptions for management actions;
- Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
- Personnel responsible for implementation of the plan;
- Confirmation of funding and ownership and
- Details of a programme of monitoring and remedial measures triggered by monitoring.

The LEMP (including the landscaping of the site) shall be implemented as approved in accordance with the timescales contained therein and operated, as approved, for the lifetime of the development.

Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: In the interests of promoting biodiversity and sustainable developments. This condition has been imposed having regard to policies CS2, CS8 and CS21 of the Knowsley Local Plan Core Strategy 2016.

13. No works shall be carried out within a minimum of 5 metres of the top of the bank of Fox's Bank Brook and details of methods of protection to this zone, including demarcation and a toolbox talk shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The agreed protection measures and toolbox talk shall then be implemented in accordance with the approved details and shall be adhered to throughout the construction process.

Reason: To protect biodiversity in accordance with policy CS2 and CS8 of the Local Plan Core Strategy (2016) and the NPPF. This is a pre-commencement condition to ensure that biodiversity is adequately protected throughout the construction process and the protection measures are in place prior to the start of construction works.

14. Prior to the commencement of development (excluding any works within the highway) the applicant or their agents, shall secure the implementation and submission of a report on a programme of archaeological watching brief works. This programme of archaeological works shall be undertaken in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority prior to works taking place (excluding any works within the highway). The WSI shall include:

- A phased programme and methodology of site investigation and recording;
- A programme for post-investigation reporting to include production of a final report of the significance of the below-ground archaeological interest;
- Provision for appropriate publication and dissemination of the archaeology and history of the site;
- Provision for archive deposition of the report, finds and records of the site investigation; and
- Nomination of a competent person or persons / organisation to undertake the works set out within the approved WSI.

Reason: To protect and preserve heritage assets in accordance with Paragraph 205, Section 16, Conserving and Enhancing the Historic Environment, of the National Planning Policy Framework, Managing Significance in Decision Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2 (Historic England: 2015) and policy CS20 of the Knowsley Local Plan Core Strategy (2016). The use of a pre-commencement condition is necessary to ensure the implementation of the required scheme of archaeological investigation and its appropriate publication.

15. The multi-user route levels shall be constructed in accordance with the approved levels plans reference:

Phase 8 Levels Sheet 1 60629784-SHT-30-PCP8-CT-0130 D1
Phase 8 Levels Sheet 2 60629784-SHT-30-PCP8-CT-0131 D1
Phase 8 Levels Sheet 3 60629784-SHT-30-PCP8-CT-0132 D1
Phase 8 Levels Sheet 4 60629784-SHT-30-PCP8-CT-0133 D1
Phase 8 Levels Sheet 5 60629784-SHT-30-PCP8-CT-0134 D1

The development shall be constructed in accordance with the approved levels details prior to the path being brought into use.

Reason: To minimise flood risk in accordance with policies CS2 and CS24 of the Local Plan Core Strategy (2016) and the NPPF.

16. The mitigation set out in the Flood Risk Assessment (project no. 60629784 dated December 2021) shall be fully implemented prior to the multi-user route being brought into first use and the use of permeable surfacing areas shall be incorporated into the development based on the details set out in the FRA (as a minimum) prior to the multi-user route being brought into first use.

Reason: To minimise flood risk in accordance with policies CS2 and CS24 of the Local Plan Core Strategy (2016) and the NPPF.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
	60629784-SHT-30-PCP8-CT-0151	D1	PHASE 8 TYPICAL CROSS SECTION
	60629784-SHT-30-PCP8-CT-0130	D1	PHASE 8 LEVELS SHEET 1
	60629784-SHT-30-PCP8-CT-0131	D1	PHASE 8 LEVELS SHEET 2
	60629784-SHT-30-PCP8-CT-0132	D1	PHASE 8 LEVELS SHEET 3
	60629784-SHT-30-PCP8-CT-0133	D1	PHASE 8 LEVELS SHEET 4
	60629784-SHT-30-PCP8-CT-0134	D1	PHASE 8 LEVELS SHEET 5
	-	-	K BARRIER ELEVATION
	SPEC NO. 1ISO55-S12	ISSUE 01	MODEL SPECIFICATION SOCKETED GLENWOOD (TM) 170 SIGN HEAD
	SPEC NO. 1ISO55-S13	ISSUE 01	MODEL SPECIFICATION GLENWOOD (TM) 170 CONCRETE INSTALLATION

	60629784-SHT-30-PCP8-CT-1251	D1	PHASE 8 EQUESTRIAN CROSSING FOX'S BANK LANE (FOR AREA WITHIN RED EDGE ONLY)
	60629784-SHT-30-PCP8-CT-1201	D3	PHASE 8 ROAD MARKINGS AND SIGNS SHEET 1
	60629784-SHT-30-PCP8-CT-1202	D3	PHASE 8 ROAD MARKINGS AND SIGNS SHEET 2
	60629784-SHT-30-PCP8-CT-1203	D3	PHASE 8 ROAD MARKINGS AND SIGNS SHEET 3
	60629784-SHT-30-PCP8-CT-1204	D3	PHASE 8 ROAD MARKINGS AND SIGNS SHEET 4
	60629784-SHT-30-PCP8-CT-1205	D3	PHASE 8 ROAD MARKINGS AND SIGNS SHEET 5
	60629784-SHT-30-PCP8-CT-0101	D7	PHASE 8 GENERAL ARRANGEMENT SHEET 1
	60629784-SHT-30-PCP8-CT-0102	D6	PHASE 8 GENERAL ARRANGEMENT SHEET 2
	60629784-SHT-30-PCP8-CT-0103	D6	PHASE 8 GENERAL ARRANGEMENT SHEET 3
	60629784-SHT-30-PCP8-CT-0104	D6	PHASE 8 GENERAL ARRANGEMENT SHEET 4
	60629784-SHT-30-PCP8-CT-0105	D6	PHASE 8 GENERAL ARRANGEMENT SHEET 5
	60629784-SHT-10-PCP8-CT-0001	I6	PHASE 8 PLANNING APPLICATION BOUNDARY. THIS PLAN IDENTIFIES THE FULL EXTENT OF THE APPLICATION SITE AND ANY RED EDGE ON THE GENERAL ARRANGEMENT PLANS DOES NOT IDENTIFY THE EXTENT OF THE APPLICATION SITE BOUNDARY FOR THE AVOIDANCE OF DOUBT.

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS1 - Spatial Strategy for Knowsley
CS2 - Development Principles
CS5 - Green Belt
CS7 - Transport Networks
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment
CS21 - Greenspaces and Trees
CS22 - Sustainable and Low Carbon Development
CS24 - Managing Flood Risk
CS26 - Waste Management
SD1 - Sustainable Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

T7 - New Development and Walking & Cycling Routes
T10 - Access for the Less Mobile
G3 - Agricultural Land
DQ2 - Security in the Built Environment
DQ4 - Trees and Development
ENV2 - Noise and Vibration
ENV3 - Light Pollution
ENV5 - Contaminated Land
National Planning Policy Framework

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Clare Appleyard on 0151 443 2848)

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:

- a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
- a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;
- 3 The applicant's attention is drawn to the comments received from MEAS.

Executive Director - Regeneration and Economic Development

Date: 27 January 2023

IMPORTANT NOTES FOR YOUR ATTENTION:

1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.
3. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works.

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.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
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.