



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

This application is subject to a Section 106 Agreement and needs to be read in conjunction with that Agreement.

PLANNING PERMISSION

Application No: 23/01197/FUL

Name and address of applicant

Redsun
C/o AEW Architects
Trinity Court
16 John Dalton Street
Manchester
M2 6HY

Name and address of agent

AEW Architects
Trinity Court
16 John Dalton Street
Manchester
M2 6HY

Date of Receipt: 5 June 2023

Date Valid: 4 October 2023

Address/Location Of Development:

**Land To The North East Of The Junction Of Gale Road And Admin Road,
Knowsley Industrial Park, Kirkby, Knowsley**

Description of Development:

**ERECTION OF 1 NO. INDUSTRIAL UNIT (USE CLASSES B2 OR B8) WITH
ANCILLARY OFFICE SPACE INCLUDING SERVICE YARD, PARKING, SUB
STATION AND OTHER ASSOCIATED WORKS**

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 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.

Reason: For the avoidance of doubt.

3. Prior to the first occupation of the development a scheme for the design and layout of bus boarding kerbs and associated works for a replacement bus stop, for that being removed as part of the site access works, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before removal of the existing bus stop and prior to the development being first brought into use.

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity and to comply with Policy CS19 of the Core Strategy, adopted January 2016

4. The development shall not be brought into use until the areas indicated on Site Plan Drawing 12877-AEW-XX-SI-DR-A-0503 REV P6 identified for car, cycle and motorcycle parking, servicing, vehicular manoeuvring (including provision for pedestrians/cyclists) have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

5. A. Risk Assessment

No development shall take place until an assessment of the risks posed by any contamination has been submitted to, and approved in writing by, the Local Planning Authority. Prior to any further ground investigations taking place, the scope of works for these investigations must be agreed, in writing, with the local planning authority.

The assessment must also be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include (where relevant):

- i. a survey of the extent, scale and nature of contamination.
- ii. an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and
 - service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments.

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as

contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be implemented, and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

D. Reporting of Unexpected Contamination

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 immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

E. Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials does not result in increased risk to the environment or human health.

F. Importation of Soil/Material

No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006

6. Any gate or other form of barrier across the access shall be positioned at least 20 metres back from the nearside edge of the carriageway of Gale Road.

Reason: To permit vehicles to pull clear of the Highway when entering the site, in the interests of highway and pedestrian safety and to comply with Policy CS19 of the Core Strategy, adopted January 2016

7. No part of the development hereby permitted, including any works of demolition, shall be commenced until a Construction Management Plan that details the means of mitigation of construction effects has been submitted and agreed in writing by the Local Planning Authority. This shall include the following:

- a) Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
- b) Methods for dust control and suppression.
- c) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
- d) The areas for the storage of plant and materials.
- e) A programme of works, including phasing
- f) Location of site compound, including any loading/unloading areas, turning areas for delivery vehicles and construction staff parking arrangements.
- g) Scheme for recycling/disposal of waste resulting from demolition and construction works.
- h) Proposed hours of construction (the following is usually acceptable: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays).
- i) Details of relevant pest control measures that will be put in place during the construction phase.
- j) Methods that can be put in place quickly, should odour control be required. (There is potential for odour from the historic use of the site, particularly when ground excavations take place).
- k) The following Reasonable Avoidance Measures (RAMS)
 - Existing vegetation on the site will be gradually cut and removed under ecological supervision to encourage any amphibians present to move away from the affected areas.
 - The working area, together with any storage areas, will be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent amphibians from seeking shelter or protection within them; and
 - Any open excavations (e.g. foundations / footings / service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil or similar) to prevent amphibians from seeking shelter beneath them. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians.
 - A pre-commencement check for hedgehog.
 - All trenches and excavations should have a means of escape (e.g. a ramp);
 - Any exposed open pipe systems should be capped to prevent mammals gaining access; and
 - Appropriate storage of materials to ensure that mammals do not use them.
- l) A method statement to eradicate Rhododendron within the site boundary. The method statement should include the following:-
 - A plan showing the extent of the plant.
 - The method(s) that will be used to prevent the plant/s spreading further, including demarcation.
 - The method(s) of control that will be used, including details of post-control monitoring; and
 - How the plants will be disposed of after treatment/removal.

All site works shall then proceed only in accordance with the approved management plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers, and in the interests of biodiversity conservation and to comply with the National Planning Policy Framework; Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016; Policy WM9 of the Merseyside and Halton Joint Waste Local Plan 2013 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

8. No part of the development hereby permitted shall be occupied prior to implementation of the Framework Travel Plan listed within the approved documents pertaining to this application. During the first year of occupation an approved Full Travel Plan based on the Framework Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Full Travel Plan shall be implemented in accordance with the timetable and targets contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority as part of the annual review.

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment and to ensure compliance with Saved Policy T9 in the Knowsley Replacement Unitary Development Plan (adopted June 2006).

9. Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for Rating and Assessing Industrial and Commercial Sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window in residential properties in, Acornfield Close, Spinney Road, Spinney Close or Spinney View.

Reason: To safeguard local residents from noise and disturbance, and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

10. The development hereby permitted shall not be occupied until details of bird and bat boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been submitted to and approved in writing by the Local Planning Authority. The bat and bird boxes shall be implemented in accordance with the approved details.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016

11. The approved landscaping scheme ref 4141 201 REV G received 07.02.2024 shall be implemented and completed prior to the occupation of the building hereby permitted or within the next planting season following the first occupation of the building. The landscaping shall be maintained and managed in accordance with the approved landscaping scheme and the approved Landscape Management Plan ref 4141 501 received 19.01.2024 at all times thereafter.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next

planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

12. Prior to the commencement of any works to the roof of building a scheme for the installation of Photovoltaic Panels to the roof of the building as set out in the Ene Low Zero Carbon Report November 2022 ref 5835-KGA-XX-XX-RP-ME-0001 shall be submitted to and approved in writing by the Local Planning Authority. The Photovoltaic panels shall be installed in accordance with the approved scheme prior to the first use of the building.

Reason: To ensure the provision of low carbon/ renewable energy to ensure compliance with Policy CS22 in the Knowsley Local Plan Core Strategy (January 2016).

13. Development shall not commence until a detailed SUDS based drainage scheme based on the principles of the SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2), has been submitted and approved in writing by the Local Planning Authority (LPA). The applicant should provide suitable drainage drawings, summary calculations and results of all investigations detailing the proposed surface water drainage based on site characteristics. The drainage works shall be implemented in accordance with the approved scheme before the development is brought into use.

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraph 163 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

14. A Management and Maintenance Plan for the finalised drainage system relating to the lifetime of the development through an appropriate legally binding agreement shall be submitted to and approved in writing by the Local Planning Authority. This shall include:
 - The arrangements for adoption by an appropriate public body or statutory undertaker or details of provision for management and maintenance by a management company.
 - 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.
 - Details for planned maintenance and a mechanism for remedial and urgent repair works.
 - Means of access for inspection and maintenance purposes.
 - The plan shall be implemented in accordance with the timeframes contained within it.

Reason: To ensure effectiveness of the flood risk measures during the lifetime of the development policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

15. At least five days written notice shall be given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in the submitted arboricultural method statement ref 80-660-R3-1 received 26.01.2024 shall be in place prior to the written notice of the start of development being given to the Local Planning Authority and shall be retained in place until the development is complete.

No storage of plant or material (including soil) works (including movement of soil, changes in ground level, vehicular movements, siting of temporary buildings or other works), lighting of fires or tipping of liquids shall take place within the protective fencing thereby defined for the duration of the development works.

Reason: To protect existing trees within the site in the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/01/2024	80-660-R3-1	-	AMENDED ARBORICULTURAL IMPACT ASSESSMENT
18/12/2023	5835-KGA-XX-XX-DR-E-0300-R3	-	AMENDED EXTERNAL LIGHTING LAYOUT
18/12/2023	46169I	-	AMENDED EXTERNAL LIGHTING LEVELS
07/02/2024	201	G	LANDSCAPE MANAGEMENT PLAN
05/06/2023	50-611-R1-1	-	NOISE IMPACT ASSESSMENT
07/02/2024	201	REV G	PROPOSED SOFT LANDSCAPING PLAN
05/06/2023	5835-KGA-XX-XX-RP-ME-0001 - LCZ Report	-	ENE04 LOW ZERO CARBON REPORT
05/06/2023	12877-AEW-XX-SI-DR-A-0500	REV P1	LOCATION PLAN
10/01/2024	12877-AEW-XX-SI-DR-A-0503	REV P7	AMENDED PROPOSED SITE PLAN
13/09/2023	12877-AEW-ZZ-SI-DR-A-0504	REV P3	PROPOSED SITE SECTIONS
05/06/2023	12877-AEW-XX-SI-DR-A-0506	REV P2	BOUNDARY TREATMENT PLAN
05/06/2023	12877-AEW-XX-SI-DR-A-0507	REV P2	EXTERNAL FINISHES PLAN
05/06/2023	12877-AEW-XX-XX-DR-A-0508	REV P3	CYCLE SHELTER DETAILS
05/06/2023	12877-AEW-XX-XX-DR-A-0509	REV P1	REFUSE STORE DETAILS
05/06/2023	12877-AEW-XX-	-	SCHEDULE OF BUILDING

	XX-SH-A-0550_P1		ENVELOPE FINISHES AND COLOURS
05/06/2023	12877-AEW-XX-ZZ-DR-A-0515	REV P03	PROPOSED ELEVATIONS (PLANNING)
05/06/2023	12877-AEW-XX-ZZ-DR-A-0511	REV P03	GA FLOOR PLANS
05/06/2023	12877-AEW-XX-ZZ-DR-A-0512	REV P05	ROOF PLAN
05/06/2023	12877-AEW-XX-XX-DR-A-0514	REV P04	PROPOSED SECTIONS
05/06/2023	16740	-	SOCIAL VALUE STRATEGY
13/09/2023	-	-	TRANSPORT ASSESSMENT

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:-

T9 - Travel Plans

DQ4 - Trees and Development

ENV2 - Noise and Vibration

ENV3 - Light Pollution

ENV5 - Contaminated Land

National Planning Policy Framework

T9 - Travel Plans

ENV2 - Noise and Vibration

ENV3 - Light Pollution

ENV5 - Contaminated Land

DQ4 - Trees and Development

CS11 - Principal Regeneration Area - Knowsley Industrial and Business Parks

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS4 - Economy and Employment

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

CS24 - Managing Flood Risk

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

EC3 - Primarily Industrial Areas

T8 - Transport Assessments

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 (Mark Quinn on 0151 443 2381)

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.

Informative

1. It is noted that part of the site crosses the adopted highway, and this will need to be stopped up before any development takes place over that land. The applicant must make themselves aware of their legal responsibilities in this area. The process to stop up adopted highway can begin during the planning application process (although formal confirmation is not possible until a planning permission is received) in order to minimise the time required post consent before physical works can commence over said land.
2. No development shall take place across the public highway that exists over part of the land before formal action has been finalised to extinguish the public highway to the satisfaction of the Council as Local Planning Authority. The applicant is advised to contact the National Transport Casework Team on 0191 203 4262 / 0191 203 4272 or by email: nationalcasework@dft.gsi.gov.uk Further guidance can be found at: <https://www.gov.uk/government/publications/stopping-up-and-diversion-of-highways>

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. The grant of planning permission will require the developer to enter into an agreement under s278 of the Highways Act 1980 with the Council. The applicant is advised to contact the Site Development Team at SiteDevelopment@knowsley.gov.uk to discuss the matter further.

3. No vegetation management is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season, then all vegetation is to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.
4. The applicant, their advisers and contractors should be made aware that in the unlikely event any European Protected Species are found (such as bats or great crested newt), then as a legal requirement, work must cease, and advice must be sought from an ecologist.
5. KMBC Street Lighting Column 006 - Gale Road is located in the middle of the new entrance and will need a full S278 design to be relocated. Relocating the column would require the lighting levels for this stretch of road to be assessed. If the spacings between the columns was too great, then we may have to move existing or install additional units to ensure that the correct light levels are maintained on the highway and into the entrance of the site. These works would have to be undertaken at the developers expense.
6. In relation to Condition 13 In the preparation of surface water and drainage strategy, detailed design drawings, calculations and supporting information the following elements must be considered and included within the submission.

(i) The proposed drainage design assumes that the infiltration rate would not be sufficient to consider infiltrating-based SuDS systems. To assess the feasibility/infeasibility of infiltration techniques, evidence must be provided to show that a suitable number of soakaway tests have been completed across the whole site within different geology and to a suitable depth (i.e. a similar depth to the proposed infiltration devices). The tests should be completed according to the BRE 365 method and their results should be submitted with the full application.

(ii) The discharge rate from the developed site should not exceed 4.8 lit/s for all rainfall events including the 1 in 100 years plus 30% climate change event.

(iii) The developer is advised that they will need to consult United Utilities to obtain agreement for building over, easement width, or diversion of the public water asset.

(iv) Water quality should be taken into account as part of the proposed drainage design. It will be required to demonstrate that adequate water quality of the off-site surface. water flows (draining into a sewer, watercourse, and ground) in accordance with the Simplified Index Approach as set out within Section 26 of the SUDS Manual (C753) can be achieved. From the development description it is not clear that whether or the proposed development include an individual yard or a parking area with heavy vehicles traffic. If this is the case, water quality risk to groundwater should be assessed (screening risk) and mitigation measures to be adopted to ensure that risk to groundwater are effectively managed (see Table 26.1 and Sections 26.7.1 and 26.7.2 of the SUDS Manual).

(v) A clarification will be required about the way the existing car park at the south of the site will be drained after development. It appears that the existing drainage system on the car park will be retained; however, no information of this system; its condition and how the system will interact with the proposed drainage system for the whole site has been provided.

(vi) Technical details and information of the attenuation and discharge rate control devices will be required.

(vii) An updated Surface Water Drainage Proforma will be required.

(viii) A timetable for implementation of the drainage works will be required.

Executive Director - Regeneration and Economic Development

Date: 9 April 2024

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. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.
4. A fee is normally payable to discharge planning conditions in accordance with government regulations.
5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.
6. 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. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.

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/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.