

REPORT OF HEAD OF DEVELOPMENT MANAGEMENT

Site Of Part Of Raleigh Industries Limited, Triumph Road

1 SUMMARY

Application No: 13/00337/PFUL3 for planning permission

Application by: Fairhursts Design Group on behalf of The University Of Nottingham

Proposal: New Centre for Sustainable Chemistry.

The application is brought to Committee because it relates to a major development of significance in terms of the size and appearance of the proposed building.

To meet the Council's Performance Targets this application should be determined by 14th May 2013

2 RECOMMENDATIONS

GRANT PLANNING PERMISSION subject to the conditions listed in the draft decision notice at the end of this report.

Power to determine the final details of the conditions to be delegated to the Head of Development Management.

3 BACKGROUND

- 3.1 The University of Nottingham's Innovation Park (UNIP) comprises 6.85 Ha of former industrial land (the Raleigh Cycle factory) to the east of the Jubilee Campus. The site to which the current application relates is bordered by Triumph Road to the west, a pedestrian boulevard to the north (beyond which is the Sir Colin Campbell Building), a man made lake to the east and commercial buildings to the south which are beyond the current Jubilee/UNIP campus. The site currently consists of rough grassland and maintained landscaping with parts consisting of made ground and dense vegetation.
- 3.2 The River Leen and the railway line lie to the east of the UNIP campus, beyond which are predominantly residential and student properties off Faraday Road.
- 3.3 Development on UNIP and the Jubilee Campus extension has been led by guidance set out in a previously approved Development Brief and Masterplan.

4 DETAILS OF THE PROPOSAL

- 4.1 The application proposes a building of laboratory and teaching space to house the Centre for Sustainable Chemistry (CSC), a collaboration between the University of Nottingham and GlaxoSmithKline. The building has been designed to high sustainability standards that would achieve both LEED 'Platinum' and 'BREEAM' Outstanding' status. The aim is for it to be carbon neutral within 25 years.
- 4.2 The building would provide a total of 4500m² of accommodation over two stories. The building plan is broadly "U- shaped" and has a sloping curved form. The end walls, facing Triumph Road and the lake, would feature vertical slot windows which animate these façades and allow natural light into the laboratory areas. The south facing part of the roof would include PV panels and timber roof lights, above a Winter Garden. The majority of the north facing roof would be finished as a low maintenance 'green roof' giving the building a soft, organic feel and allowing the roof to blend into the surrounding landscaped environment. Grassed earth banks extend north creating wings giving a sense that the building has 'grown' out of the ground. A series of ventilation 'horns' are proposed to the roof.
- 4.3 The building would be constructed with a timber frame and finished with timber / terracotta cladding and glazing. The Western Red Cedar cladding would be finished with a preserving stain to retain its original colour, the same product and finish as used elsewhere on Jubilee Campus. The emphasis throughout the design is on sustainability and the use of natural materials.
- 4.4 The laboratory and teaching space would be supplemented by outreach facilities. Social, exhibition and function space would be provided within the Winter Garden which is intended to have a dual function of balancing environmental conditions, reducing extremes between inside and outside spaces.
- 4.5 The north facing elevation forms the main entrance via an entrance courtyard, linking to the pedestrian boulevard running through the campus and creating a space for social interaction. There would also be pedestrian access to the Winter Garden via Triumph Road. A lay-by is proposed off Triumph Road for servicing.
- 4.6 The developer is offering local employment and training opportunities during the construction phase of the development, details of which are currently being negotiated. Local employment and training opportunities associated with the maintenance of the University's wider property portfolio have also been agreed outside of the scope of this application. The mechanism for providing these benefits will be by way of a S106 obligation.

5 CONSULTATIONS AND OBSERVATIONS OF OTHER OFFICERS

Adjoining occupiers consulted:

The application has been advertised by site notice and a press advert. The overall consultation period expired 28th March 2013, no comments have been received.

Additional consultation letters sent to:

Pollution Control: Recommend ground contamination, gaseous Emissions, noise (plant and equipment) and air quality conditions.

Highways: No objections. It is recommended that conditions be included requiring details of the disposal of surface water, a Construction Parking Management Plan, revised details of the service yard access / turning head and no occupation prior to cycle parking being provided. An advisory note should be included advising the applicant of the requirement to enter into a S278 Agreement.

Transport Strategy: A full and updated Travel Plan with updated staff and student travel survey data should be submitted for approval no later than 1st September 2013. The travel plan shall be based on previous versions submitted by the University and will make reference to schemes and developments that have occurred during the interim period. The travel plan will assess the performance of previous schemes by comparing the latest travel survey data with previous years and use this to inform the development of a future travel planning strategy with a list of actions, implementation dates and revised targets.

Biodiversity & Greenspace Policy Officer: The sustainable design and construction of the new building proposed is to be commended. The proposed use of the green roof is welcomed and should improve the ecological value of the site.

Installation of bird boxes post development is required (Para 6.2.2 page 24 of EMEC report). A landscaping plan (including a planting schedule and locations of bird boxes) and a management plan for the green roofs, any soft-landscaped areas and ecological enhancements, will need to be submitted to and approved by the Council. Production of a management plan for the landscaped areas is also an outstanding requirement of the BREEAM assessment.

Environment Agency: No objections to proposal provided conditions requiring the floor levels to be in accordance with the flood risk assessment, ground contamination and sustainable surface water drainage are included.

6. RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework:

Paragraph 17 of the NPPF lists the core planning principles that should underpin decision taking on planning applications. The NPPF proactively encourages and places significant weight on sustainable economic growth through the planning system. The document supports the transition to a low carbon future which includes the use of renewable resources, and encourages reuse of previously developed brownfield sites. Significant developments should be accessible by a variety of means, with high technology, knowledge driven and creative industries positively planned. Local planning authorities should take a proactive, positive and collaborative approach to development that would widen choice in education.

Nottingham Local Plan (November 2005):

BE1 - Design Context in the Public Realm. Complies

BE2 - Layout and Community Safety. Complies

BE3 - Building Design. Complies

BE4 - Sustainable Design. Complies

BE5 - Landscape Design. Complies

CE8 - Further and Higher Education. Complies

NE3 - Conservation of Species. Complies

NE9 - Pollution. Complies

NE10 - Water Quality and Flood Protection. Complies

NE12 - Derelict and Contaminated Land. Complies

NE14 - Renewable Energy. Complies

ST1 - Sustainable Communities. Complies

T2 - Planning Obligations and Conditions. Complies

T3 - Car, Cycle and Servicing Parking. Complies

7. APPRAISAL OF PROPOSED DEVELOPMENT

Main Issues

- i) Compliance with the Development Brief and Masterplan
- ii) Scale, appearance and design

Issue (i) Compliance with the Development Brief and Masterplan (Policies BE1, BE2, BE5, CE8)

- 7.1 UNIP and the Jubilee Campus are designated for higher education and R&D development by Policy CE8 of the Local Plan. The Jubilee Campus Development Brief (Dec 2004) sets a framework for this development and amongst other guidance, proposes zones of complementary uses. The application site falls within the zone designated for research based industries. A Masterplan for the Jubilee Campus extension was produced by Make Architects, who also designed the buildings within the first phase of the extension, and approved as part of a 2005 outline planning permission.
- 7.2 The Masterplan for the campus proposed buildings aligned in a fan pattern, radiating from a point within the existing Jubilee Campus to the west. This layout has been realised with the buildings thus far although the Aerospace Technology Centre (ATC) has a north-south alignment in order to successfully address the railway line. The proposal would follow a similar approach whilst also having regard to an existing main sewer which also runs along this side of the site.
- 7.3 The layout of the proposed building also respects the approach taken elsewhere of having an active frontage to Triumph Road and the pedestrian boulevard. The landscape mounding has been developed in an organic form to reflect the character of Jubilee Campus and to support the theme of the building's roof flowing into the landscape. Amenity areas and pedestrian circulation routes would be linked to the boulevard. It is intended that other areas of land would be allowed to develop naturally to suit native species. The building would be fully

accessible and appropriate covered cycle spaces are provided. It is recommended that a landscaping condition be included.

Issue (ii) Scale, appearance and design (Policy BE3)

- 7.4 The proposal would successfully fill the gap along this eastern stretch of Triumph Road with a striking building. The siting and orientation of the CSC has been carefully designed to both maximise the sustainability benefits of the scheme and respond to the site's context within the overall campus.
- 7.5 The proposed two storey building would be compatible with the scale of the adjacent buildings and the architectural quality is commensurate with the standard established thus far on the Jubilee Campus and UNIP.
- 7.6 The palette of materials would also complement those used elsewhere, in keeping with the high quality and contemporary approach established within the Campus. Located nearest to the Colin Campbell building, CSC would feature terracotta cladding in grey tones to tie-in with its silver façade. The front window reveals are lined in shades of red to coordinate with the accent colour used on other Campus buildings.
- 7.7 The proposal would be an exemplar in sustainable laboratory design. The facility would use solar and renewable derived energy to meet day-to-day operational needs, with excess renewable electricity generated by the PV array being exported to the National Grid, and excess heat being exported for use by nearby buildings. By generating more energy each year than it consumes, the building gradually pays back the carbon cost of construction, with the intention of becoming carbon neutral after 25 years.

Other matters (Policies NE3, NE9, NE10, NE12, ST1, T2 and T3)

- 7.8 The periphery areas of the site are shown to lie within Flood Zone 2 on the detailed Environment Agency Flood Risk Assessment map. However, the central site areas are shown to be within Flood Zone 1. The Environment Agency are satisfied that suitable mitigation can be incorporated within the development to offset any potential adverse effects, as detailed within the flood risk statement, and register no objections subject to the imposition relevant conditions.
- 7.9 Ground contamination investigations have been carried out and conditions to address this are proposed.
- 7.10 An ecological assessment has been carried out which demonstrates that the site has a low ecological value and that this would be significantly increased by the proposed development.
- 7.11 14 covered cycle parking spaces are proposed. It is also recommended that a condition be included requiring a full travel plan with updated staff and student travel survey data.

Conclusion

- 7.12 This is a welcomed addition to UNIP and the wider Jubilee Campus which is commensurate in architectural quality and would raise the already high

sustainability standards established thus far. All detailed matters either have been addressed or can be resolved by conditions.

8. SUSTAINABILITY / BIODIVERSITY

Through a combination the design and use of renewable energy it is intended that the building would become carbon neutral in 25 years. The building will be constructed to achieve both LEED 'Platinum' and BREEAM' Outstanding' status. The green roof would maintain the biodiversity of the site with a viable and vibrant plant community incorporating wildflowers and herbs, whilst also reducing rainwater runoff. The planted roof areas also provide insulation and cooling.

The use of the proposed materials together with a very high level of insulation creates a building envelope with a very low carbon content. The careful use of glazing will provide an even spread of natural light into the laboratory spaces, reducing the need for artificial lighting. The shape of the canopy and main roof has been carefully designed to allow a large degree of carefully controlled and effective natural ventilation to the building.

9 FINANCIAL IMPLICATIONS

None.

10 LEGAL IMPLICATIONS

The issues raised in this report are primarily ones of planning judgement. Should legal considerations arise these will be addressed at the meeting.

11 EQUALITY AND DIVERSITY IMPLICATIONS

None.

12 RISK MANAGEMENT ISSUES

None.

13 STRATEGIC PRIORITIES

World Class Nottingham – A development that would enhance Nottingham's standing for science and innovation, underpinned by a sustainable, low carbon environment.

Working Nottingham – Providing new employment opportunities within the City.

14 CRIME AND DISORDER ACT IMPLICATIONS

None.

15 **VALUE FOR MONEY**

None.

16 **List of background papers other than published works or those disclosing confidential or exempt information**

1. Application No: 13/00337/PFUL3 - link to online case file:

<http://plan4.nottinghamcity.gov.uk/WAM/pas/findCaseFile.do?appNumber=13/00337/PFUL3>

17 **Published documents referred to in compiling this report**

Nottingham Local Plan (November 2005)

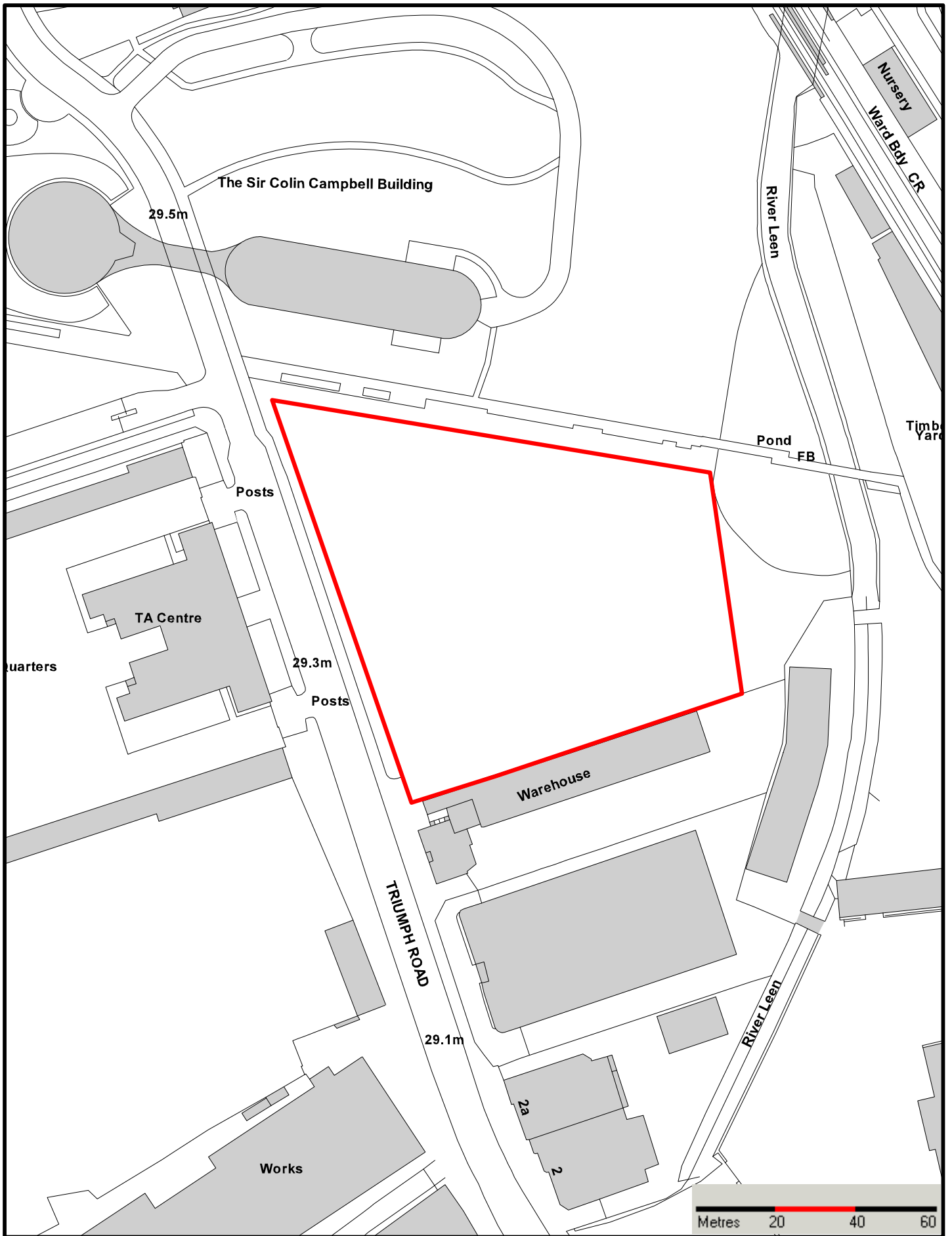
The Jubilee Campus Development Brief (December 2004)

Make Masterplan (August 2005)

Contact Officer:

Mrs N Tyrrell, Case Officer, Development Management.

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**Centre for Sustainable Chemistry, Triumph Road
13/00337/PFUL3**



**Nottingham
City Council**

My Ref: 13/00337/PFUL3 (PP-02453939)
Your Ref:
Contact: Mrs N Tyrrell
Email: development.management@nottinghamcity.gov.uk



**Nottingham
City Council**

Development Management
City Planning
Loxley House
Station Street
Nottingham
NG2 3NG

Tel: 0115 8764447
www.nottinghamcity.gov.uk

Fairhursts Design Group
FAO: Mr Everard Bektashi-Brown
55 King Street
Manchester
M2 4LQ

Date of decision:

**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR PLANNING PERMISSION**

Application No: 13/00337/PFUL3 (PP-02453939)
Application by: The University Of Nottingham
Location: Site Of Part Of Raleigh Industries Limited, Triumph Road, Nottingham
Proposal: New Centre for Sustainable Chemistry.

Nottingham City Council as Local Planning Authority hereby **GRANTS PLANNING PERMISSION** for the development described in the above application subject to the following conditions:-

Time limit

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

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre-commencement conditions

(The conditions in this section require further matters to be submitted to the local planning authority for approval before starting work)

2. The development shall not be commenced until such time that a Construction Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall set the proposed parking arrangements for all construction related staff including any sub contractors. The plan shall be implemented at all times whilst construction is underway unless agreed in writing by the Local Planning Authority.

Reason: To avoid prejudice to traffic conditions within the vicinity of the site and to safeguard the amenities of neighbouring residents in accordance with Policies BE2 and NE9 of the Local Plan.

3. No part of the development hereby permitted shall commence until details regarding the disposal of surface water have been submitted and approved in writing by the Local Planning Authority.

Reason: In the interest of sustainability and in accordance with Policy BE4 of the Local Plan.



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4. No development approved by this planning permission, or such other date or stage in development as may be agreed in writing with the Local Planning Authority, shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
- 1) A preliminary risk assessment which has identified:
 - all previous uses and potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors and
 - potentially unacceptable risks arising from contamination at the site.
 - 2) A site investigation scheme, based on (1), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the Local Planning Authority.

The scheme shall be implemented as approved.

Reason: In the interests of the health and safety of the occupiers of the development, to ensure protection of the principal aquifer underlying the site and protect water quality in accordance with Policies NE10 and NE12 of the Nottingham Local Plan.

5. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect the underlying Secondary A and Principal aquifers from contamination identified at the site in accordance with Policy NE12 of the Nottingham Local Plan.

6. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall demonstrate:
- The utilisation of holding sustainable drainage techniques that provide water quality, amenity, biodiversity, and water resource benefits;
 - The limitation of surface water run-off to equivalent greenfield rates;
 - The ability to accommodate surface water run-off on-site up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations;
 - Demonstration that there will be no increase in the risk of flooding to the adjacent residential development;
 - Management of any overland flow routes that may effect the site from adjacent areas; and
 - Responsibility for the future maintenance of drainage features.

The scheme shall be implemented as approved.

Reason: To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures.



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7. The development shall not be commenced until details of a comprehensive air quality assessment has first been submitted to and approved in writing by the Local Planning Authority. The air quality assessment shall demonstrate compliance with the following statutory air quality objectives:
- For biomass boilers the assessment should be for nitrogen dioxide, particulate matter (PM10) and sulphur dioxide.
 - For a gas fired CHP the assessment should be for nitrogen oxides, including nitrogen dioxides and carbon monoxide.
- This should be done using atmospheric dispersion modelling.
- The air quality assessment should include:
- i) an estimated quantification of the principal emissions from the plant and their dispersion;
 - ii) long term and short term modelling (that identifies the meteorological conditions that lead to maximum emissions for each of the pollutants when averaged according to relevant AQOs);
 - lii) the contribution to existing ambient levels of nitrogen dioxide, sulphur dioxide, carbon monoxide, particulate matter (PM10) that will be made by the plant emissions.
- The reference point for pollutant concentration limits is the Air Quality Strategy for England, Scotland, Wales and Northern Ireland Vol. 1 July 2007 and the Air Quality Objectives stated therein, i.e:
- NO2 - annual mean no greater than 40 µg/m³
 - NO2 - 1 hour mean 200 µg/m³ not to be exceeded more than 18 times a year
 - Particles, PM10 - annual mean no greater than 40 µg/m³
 - Particles, PM10 - 24 Hour mean 50µg/m³ not to be exceeded more than 35 times a year
- Only plant for which the information has been supplied and approved by the Local Planning Authority shall be installed.
- There shall be no visible smoke from the boiler flues during normal use except during start up.
- Reason: In the interests of air quality in accordance with Policy NE9 of the Local Plan.*
-
8. The development shall not be commenced until details of the gas protection measures to be incorporated into the building, including sections of the floor design, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- Reason: In the interests of the health and safety of the occupiers of the development in accordance with Policies NE10 and NE12 of the Nottingham Local Plan.*
-
9. The development shall not be commenced until details of all external materials of the building and hard surfaced areas within the site have been submitted to and approved in writing by the Local Planning Authority.
- Reason: To ensure that the appearance of the development will be satisfactory in accordance with Policy BE3 of the Local Plan.*
-
- 11 No part of the development hereby permitted shall commence until the service yard access /

turning head on the western site perimeter has been designed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and thereafter constructed in accordance with the approved details.

Reason: To enable vehicles to enter and leave the public highway in a slow and controller manner and in the interests of general highway safety in accordance with Policy BE2.

Pre-occupation conditions

(The conditions in this section must be complied with before the development is occupied)

12. The development shall not be occupied until the recommendations of the EMEC Report 'Ecological Walk-over and BREEAM Education 2008 Assessment for Ecology' (August 2012), in particular those set out at paragraph 6.2.2 in respect of breeding bird protection, a landscape and habitat management plan and proposed bird boxes, have been implemented.

Reason: In the interests of nature conservation in accordance with Policy NE3 of the Local Plan.

13. A full travel plan with updated staff and student travel survey data must be submitted for approval by the Local Planning Authority no later than 1st September 2013. This travel plan shall be based on previous versions submitted by the University and will make reference to schemes and developments that have occurred during the interim period. The travel plan will assess the performance of previous schemes by comparing the latest travel survey data with previous years and use this to inform the development of a future travel planning strategy with a list of actions, implementation dates and revised targets.

Reason: To promote the use of sustainable travel and in accordance with Policies BE2 and T2 of the Nottingham Local Plan.

14. No part of the development hereby permitted shall be brought into use until provision has been made for the parking of cycles in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The area shall not thereafter be used for any other purpose other than the parking of cycles.

Reason: To promote sustainable travel in accordance with Policies BE2 and T2 of the Local Plan.

15. No part of the development hereby permitted shall be occupied until a detailed landscaping and planting scheme indicating the type, height, species, location, sectional pit details and maintenance arrangements of the proposed trees and shrubs has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the development and any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy BE5 of the Nottingham Local Plan.



16. All landscaped areas must be comprised of a suitable geo-textile membrane overlain by 0.5m of soil suitable for use in a commercial development. The soil must be tested in situ at a frequency and depth as specified in Section 9.5 of the Phase 1 & 2 Geotechnical and Contaminated Land Assessment by OPUS dated 26th October 2012. The results of the soil testing shall be submitted to the Local Planning Authority for approval prior to occupation of the building.

Reason: In the interests of the health and safety of the occupiers of the development in accordance with Policies NE10 and NE12 of the Nottingham Local Plan.

17. Prior to the occupation of the building written confirmation that the approved gas protection measures have been installed as agreed must be submitted to and approved in writing by the Local Planning Authority .

Reason: In the interests of the health and safety of the occupiers of the development in accordance with Policies NE10 and NE12 of the Nottingham Local Plan.

18. Prior to use of the approved plant if a biomass boiler is used, information about the method of ash disposal which shall include closed containers shall be submitted to Nottingham City Council.

Reason: In the interests of air quality in accordance with Policy NE9 of the Local Plan.

19. Prior to use of the approved scheme a management plan for the green roofs shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy BE5 of the Nottingham Local Plan.

20. No plant, air handling or other noise generating equipment shall be installed other than in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The submission shall include details of the siting, mounting, acoustic specification and shielding of the plant, air handling or other noise generating equipment. Noise levels from any plant, air handling or other noise generating equipment shall not exceed the following levels measured at the boundary of any residential property:

Noise Rating NR35 for 24hour use (see BS 8233:1999)
Noise Rating NR45 between 07.00 and 23.00 (see BS 8233:1999)

Reason: To protect the amenities of the occupants of development and nearby property in accordance with Policy NE9 of the Nottingham Local Plan.

Regulatory/ongoing conditions

(Conditions relating to the subsequent use of the development and other regulatory matters)

21. Finished floor levels are to be set no lower than 30.14mAOD as stated in the Flood Risk Assessment (FRA).

Reason: To reduce the risk of flooding to the proposed development in accordance with policy NE10 of the Local Plan..

Standard condition- scope of permission

S1. Unless otherwise agreed in writing by the Local Planning Authority or modified by the



conditions listed above, the development shall be carried out in complete accordance with the details described in the forms, drawings and other documents comprising the application as validated by the council on 12 February 2013.

Reason: To determine the scope of this permission.

Informatives

Where a condition specified in this decision notice requires any further details to be submitted for approval, please note that an application fee will be payable at the time such details are submitted to the City Council. A form is available from the City Council for this purpose.

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and thereafter land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act. You are advised to make contact at the earliest possibility with Liz Hiskens on 0115 876 5293 to discuss the way forward.

Your attention is drawn to the rights of appeal set out on the attached sheet.



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RIGHTS OF APPEAL

Application No: 13/00337/PFUL3 (PP-02453939)

If the applicant is aggrieved by the decision of the City Council to impose conditions on the grant of permission for the proposed development, then he or she can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Any appeal must be submitted within six months of the date of this notice. You can obtain an appeal form from the Customer Support Unit, The Planning Inspectorate, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Phone: 0117 372 6372. Appeal forms can also be downloaded from the Planning Inspectorate website at <http://www.planning-inspectorate.gov.uk/pins/index.htm>. Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

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.

The Secretary of State need not consider an appeal if the City Council could not for legal reasons have granted permission or approved the proposals without the conditions it imposed.

In practice, the Secretary of State does not refuse to consider appeals solely because the City Council based its decision on a direction given by him.

PURCHASE NOTICES

If either the City Council 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 can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. This procedure is set out in Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain limited circumstances, a claim may be made against the City Council for compensation where permission is refused or granted subject to conditions by the Secretary of State. The circumstances in which compensation is payable are set out in Section 114 of the Town & Country Planning Act 1990.



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