

**REPORT OF HEAD OF DEVELOPMENT MANAGEMENT AND REGENERATION**

**Biomolecular Sciences Department, University Of Nottingham**

**1 SUMMARY**

Application No: 16/00315/PFUL3 for planning permission

Application by: Benoy on behalf of The University Of Nottingham

Proposal: Two laboratories, office and research buildings (Biomolecular Sciences Phases III and IV) and associated works.

The application is being brought to Committee due to the prominent location of the site which raises design considerations. Objection has also been raised by the ward councillors.

To meet the Council's Performance Targets this application should be determined by 13th May 2016

**2 RECOMMENDATIONS**

1. Grant permission subject to the indicative 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 application relates to the construction of two university buildings that will form part of the Centre for Biomolecular Sciences that is located on Science Road and has a frontage onto the A52. The Queens Medical School and Queens Medical Centre are located opposite the site on the northern side of the A52, and to the south east of the site is the tramline and bridge. There are residential properties on Highfields Road located beyond the tramline and bridge; the narrowest distance between the edge of the site boundary and the rear boundary of these properties is approximately 21m.

3.2 The Centre for Biomolecular Sciences currently comprises two linked buildings that are located between the Popes and Coates Buildings, the Manufacturing Engineering Building and the Boots Science Building. The two new buildings would be located to the south east and would link to these buildings. The Manufacturing Engineering Building would be demolished to make way for the building known as Phase III. The Phase IV building would be sited to the south east of the Phase III building and to the south of the Boots Science Building. The Phase IV building

would replace an existing car park.

#### **4 DETAILS OF THE PROPOSAL**

- 4.1 The Phase III building would be four storeys with an associated roof top plant area. The building would be approximately 20.6m wide, 51.3m long and 22.5m high (to plant roof level). It would have a gross internal floor area of 4,616 sqm. The building would be set lengthways to the side of the existing Centre for Biomolecular Sciences buildings. The new buildings plant room would be set 3m back from the main face of the main building line and would have an asymmetrical roof. The building would also have chimney like features to its roof. The maximum height of these chimneys from ground level would be 26.5m. The main access to the building would be from the north and via a link from the existing Centre for Biomolecular Science buildings. The main northern entrance would be visible from the A52.
- 4.2 The Phase IV building would be five storeys it would also have an associated roof top plant area. The building would be approximately 23.6m wide, 57.4m long and 24.8m high (to plant roof level). It would have a gross internal floor area of 6,140 sqm. The building would sit lengthways to the rear of the existing Boots Science Building. The plant room would have a flat roof and would be set in from the main building line by 7m in the west and 7.5m in the east, and set in 3m from the other edges. Like the Phase III building it would also have chimney like features, which would have a maximum height of 28m from ground level. The main access to the building would be from the north along the side of the existing Boots Science Building. There would be a link into the Phase III building on the second floor and to the Boots Science Building at ground floor.
- 4.3 Both the Phase III and Phase IV buildings have been designed to reflect the existing Centre for Biomolecular Science buildings. It is proposed to construct the buildings using stone cladding to match the existing buildings and also grey stone cladding. The area around the buildings would be landscaped. The buildings would be accessed from Science Road.
- 4.4 The new buildings would provide laboratory, office and research facilities in connection with medical research and would bring together the School of Pharmacy, the Institute of Infections and Immunity and the School of Chemistry.
- 4.5 The site is located within Flood Zone 3, an area at high risk of flooding; it is also on a site safeguarded for further education facilities.
- 4.6 The developer is offering local employment and training opportunities during the construction phase of the development. The mechanism for providing these benefits will be by way of a S106 unilateral obligation.

#### **5 CONSULTATIONS AND OBSERVATIONS OF OTHER OFFICERS**

##### **Adjoining occupiers consulted:**

20 neighbouring properties were consulted on Highfield Road. A site notice has been displayed and a press notice has been published. The Notification period expired on the 23<sup>rd</sup> March 2016. To date no representations have been received as a result of this publicity.

**Cllrs Piper and Trimble:** We wish to object to the proposed development which we

believe will have an adverse impact on residents living nearby. The proposed buildings are significantly higher than those around them. The only building of comparable height is on the edge of the A52, near the flyover, and away from residents' properties.

The proposals will mean a loss of open space. They are over-bearing and out-of-scale with existing buildings. The bulk and massing will be intrusive and ugly.

**Additional consultation letters sent to:**

**Pollution Control:** The application is supported by a phase 1 contaminated land report and an environmental noise assessment. The phase 1 report recommends a site assessment including gas monitoring (a phase 2 assessment). The noise report recommends various measures to tackle road noise as well as a requirement for more detailed analysis of plant noise. Conditions are recommended requiring the submission of a remediation strategy and associated verification report when implemented, an environmental noise assessment and sound insulation scheme, and an assessment of the proposed heating and power generating proposals in regard to impact on air quality and noise.

**Highways:** The buildings are located immediately adjacent to the A52 Clifton Boulevard, which is under the jurisdiction of Highways England. The proposal is situated within the University campus and as such would not affect the public highway adversely. The proposed use is not considered to generate significant traffic impact and the travel provisions are considered within the supplied Travel Plan.

**Highways England:** No objection.

**Local Lead Flood Authority:** No objection, providing that the development is carried out in accordance with the recommendations of section 8.1 of the Flood Risk assessment and that the peak run-off rate for the 100 year return will be 0.

## **6 RELEVANT POLICIES AND GUIDANCE**

### **National Planning Policy Framework:**

The NPPF advises that there is a presumption in favour of sustainable development and that development which is sustainable should be approved. Paragraph 17 of the NPPF lists the core planning principles that should underpin decisions taken on planning applications. Of particular relevance to this application is section 7 which sets out the need to secure high quality design and a good standard of amenity for existing neighbouring uses and future occupants of the buildings. Section 10 is also relevant which sets out the approach to be taken to flood risk. Sections 1 and 8 are also of some relevance to this application as these indicate the need to securing economic growth in order to create jobs and prosperity and taking a proactive approach to development that widens choice in education.

### **Aligned Core Strategy (ACS) (September 2014):**

Policy A: Presumption in Favour of Sustainable Development

Policy 1: Climate Change

Policy 4: Employment Provision and Economic Development

Policy 10: Design and Enhancing Local Identity

## **Nottingham Local Plan (November 2005):**

CE8: Further and Higher Education Sites  
NE10: Water Quality and Flood Protection  
NE9: Pollution  
T3: Car, Cycles and Servicing Parking

## **7. APPRAISAL OF PROPOSED DEVELOPMENT**

### **Main Issues**

#### **Issue (i) Principle of Development** (Policy CE8 of the LP and Policy 4 of the ACS)

- 7.1 The site is within the existing University Park and is designated as land safeguarded for further and higher education, the proposed development is therefore acceptable in principle. This considerable expansion of the Centre for Biomolecular Sciences also brings significant economic benefit to the City.

#### **Issue (ii) Building Design** (Policy 10 and Section 7 of the NPPF)

- 7.2 Both of the proposed new buildings have been designed so that they are in keeping with the appearance and character of the existing Centre of Biomolecular Sciences buildings. Conditions can be used to ensure that the materials to be used are of the quality indicated within the submitted application. The Phase IV building would be approximately a floor above the adjacent Boots Science Building and the tallest of the immediately adjacent buildings. However, the science and engineering area of the campus is the densest part of University Park and both phases III and IV are felt to be appropriate to the more general scale and mass of buildings with this area. The new buildings would also assist in enhancing the frontages to both the A52 and tramline. The design of the buildings would therefore comply with Policy 10 of the ACS and also section 7 of the NPPF.

#### **Issue (iii) Impact on Neighbours** (Policy 10 of the ACS and Section 7 of the NPPF)

- 7.3 The eastern elevation of the Phase IV building would be sited closest to the residential properties on Highfield Road. It would be off-set from the rear elevation of 24 Highfield Road by approximately 36m and 44m from the rear elevation of 20 Highfield Road. The eastern elevation of the Phase IV building would be 21m high, it would then step up to 23m and 24.8m. As a result of the distances and relationship between the properties on Highfield Road and the Phase IV building it is not considered that the new building would cause any adverse impact with regards to overshadowing or loss of light. As discussed above, it is also considered that the additional height of the Phase IV building is appropriate to the general scale and mass of buildings within this part of the campus and within this context would not appear unduly overbearing or out of scale with the adjacent buildings.
- 7.4 The eastern elevation has been designed so that it has only one glazed area that sits to the side of a secondary staircase that serves the building. Given the use of this area and the distance to properties on Highfield Road, there would be no adverse overlooking of these properties or any loss of privacy for their occupants.

- 7.5 Overall it is considered that the proposed development would safeguard the residential amenity of neighbouring occupants and would therefore comply with Policy 10 of the ACS.

**Issue (iv) Flood Risk** (Policy NE10 of the LP and Section 10 of the NPPF)

- 7.6 The application has been accompanied by a Flood Risk Assessment. Although the site is within Flood Zone 3 it is located in an area that benefits from flood defences designed up to a 1 in 100 year flood event. When determining planning applications within Flood Risk areas, local planning authorities should ensure that flood risk is not increased elsewhere and should only consider development appropriate in areas at risk of flooding which are informed by a site specific flood risk assessment following the application of the Sequential Test and Exception Test (if required).
- 7.7 The location of the two new buildings would provide additional laboratory, office and research space for medical research associated with the School of Pharmacy, the Institute of Infections and Immunity and the School of Chemistry. It is noted that the University feel that bringing together these numerous research departments into one large complex allows exchange of ideas that has been a key element in the success of medical research. From a planning perspective the site is in an area designated for further education facilities and the development would replace an existing car park and university building. It is also recognised that there is merit for bringing together the research departments in one large complex and that this supports the growth of the economy. For all these reasons it is considered that there is no sequentially preferable site in an area of lower flood risk. With regard to the exception test it is considered that the overall benefit derived from these research facilities, and having regard to the provision of a site specific flood risk assessment that shows the development will not increase the risk of flooding elsewhere, that the development would pass the exception test. Conditions can be used to ensure that the recommendations of the Flood Risk Assessment are adhered to and that the peak run-off rate for the 100 year return will be 0. It is therefore concluded that the proposed development would comply with section 10 of the NPPF and also Policy NE10 of the Local Plan.

**Issue (v) Travel** (Policy T3 of the LP and Policies A, 1 and 10 of the ACS)

- 7.8 The proposed development would lead to the loss of existing car parking spaces, however the site is located close to the Queens Medical Centre and University of Nottingham tram stops and there is also a regular bus service that runs from the City Centre to the University Park Campus. Given the proximity to multiple public transport options the loss of car parking is considered to be acceptable. Cycle storage facilities would be provided around the site and there are also changing facilities and showers to be provided in both of the new buildings. The University also has a travel plan which promotes the use of sustainable forms of travel. The proposed development is considered to comply with Policy T3 of the Local Plan and also policies A, 1 and 10 of the ACS.

**Issue (vi) Noise** (Policy NE9 of the LP)

- 7.9 The two buildings are sited close to the A52 and also the tram line. The Phase IV building with roof and ground floor plant would be located near to residential properties. As result of the location of the two buildings, a noise impact and vibration impact assessment were carried out. Pollution Control have reviewed the information submitted and have recommended the use of conditions to prevent any

adverse noise impacts on neighbouring properties. On this basis the development would accord with Policy NE9 of the Local Plan.

**8. SUSTAINABILITY/ BIODIVERSITY**

- 8.1 The energy statement submitted as part of the application indicates that Photovoltaic cells, Combined Heat and Power and an Air Source Heat Pump would be used. By utilising these technologies the carbon emissions for the building would be 10% lower than the baseline carbon emissions.
- 8.2 Overall it is considered that the proposed development would deliver a sustainable development that would comply with Policy A and 1 of the ACS and also the NPPF.

**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**

Great City – Improving life Chances for Young People.  
Economic Growth

**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: 16/00315/PFUL3 - link to online case file:  
<http://publicaccess.nottinghamcity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O2FO8CLYCB000>
2. Letter dated 17.03.2016 from Highways England
3. Email dated 21.03.2016 from Pollution Control
4. Observations dated 01.03.2016 from Highways
5. Email dated March 2016 from Drainage

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

Nottingham Local Plan (November 2005)  
Aligned Core Strategy (September 2014)  
National Planning Policy Framework (March 2012)

**Contact Officer:**

Miss Jennifer Cole, Case Officer, Development Management.

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**My Ref:** 16/00315/PFUL3 (PP-04782607)

**Your Ref:**

**Contact:** Miss Jennifer Cole

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City Council**

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Date of decision:

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

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Application No: 16/00315/PFUL3 (PP-04782607)  
Application by: The University Of Nottingham  
Location: Biomolecular Sciences Department, University Of Nottingham, University Boulevard  
Proposal: Two laboratories, office and research buildings (Biomolecular Sciences Phases III and IV) and associated works.

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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)



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**DRAFT<sup>1</sup> ONLY**  
**Not for issue**

Continued...



2. The development shall not commence until the following have been submitted to and approved in writing by the Local Planning Authority:
- (a) Large scale elevations and sections at a scale of 1:50 or greater of the following elements:
    - (i) The frameless glazed walls proposed to both buildings;
    - (ii) The frameless glazed wall and entrance feature to the north east elevation of the Phase III building;
    - (iii) The expressed steel channel and aluminium curtain walling capped and capless;
    - (iv) Brise Soleil;
    - (v) PPC aluminium ribbon windows;
    - (vi) The ventilation louvers proposed to both buildings; and
    - (vii) The horizontal ventilation louver fins proposed to both buildings.
  - (b) Details of the external materials to be used in both buildings.

The development shall be implemented in accordance with the approved details.

*Reason: To ensure that the appearance of the development is satisfactory and in the interests of visual amenity of the area in accordance with Policy 10 of the Aligned Core Strategy.*

3. Prior to the commencement of the development, a Remediation Strategy that includes the following components to deal with the risks associated with ground, groundwater and ground gas contamination of the site shall be submitted to and be approved in writing by the Local Planning Authority:
- a) A Site Investigation, based on 'Phase 1 Desk Study for Nottingham University' (ref 35171) dated 14th September 2015, and a detailed assessment of the risk to all receptors that may be affected, including those off site.
  - b) A Remediation Plan, based on 'Phase 1 Desk Study for Nottingham University' (ref 35171) dated 14th September 2015 and a) above, giving full details of the remediation measures required and how they are to be undertaken (including a contingency plan for dealing with any unexpected contamination not previously identified in the Site Investigation).
  - c) A Verification Plan providing details of the data that will be collected in order to demonstrate that the works set out in c) above are complete.

The Remediation Strategy shall be carried out in accordance with the approved details unless varied with the express written approval of the Local Planning Authority.

*Reason: To ensure that the site is remediated appropriately to accord with Policy NE9 of the Local Plan.*

4. Prior to the commencement of the development, an environmental noise assessment and sound insulation scheme shall be submitted to and be approved in writing by the Local Planning Authority.

The environmental noise assessment shall provide sufficient detail to demonstrate that the combined noise from any mechanical services plant or equipment (including any air handling plant) specified to serve the development and running at 100% load shall not exceed a level 10dB below the existing ambient LA90 background noise level, at a point 1 metre from the window of any nearby noise sensitive premises at any time during the relevant operational period of the development.

No items of plant or equipment (either singly or in combination) shall have a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulses (bangs, clicks, clatters, thumps).

*Reason: To ensure that the amenity of the occupiers of nearby properties is protected in accordance with Policy NE9 of the Local Plan and Policy 10 of the Aligned Core Strategy.*

5. Prior to the commencement of the development, an assessment of the heating and power generating proposals for the development, which includes the following components, shall be submitted to and be approved in writing by the Local Planning Authority:

- (i) Air quality impact assessment
- (ii) Stack height calculation
- (iii) Abatement techniques and mitigation of potential impacts

The above scheme shall be carried out in accordance with the approved details unless varied with the express written approval of the Local Planning Authority.

*Reason: To ensure that the amenity of the occupiers of nearby properties is protected in accordance with Policy NE9 of the Local Plan and Policy 10 of the Aligned Core Strategy.*

#### **Pre-occupation conditions**

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

6. Prior to first occupation of the development, the following shall be submitted to and be approved in writing by the Local Planning Authority:

- a) A Verification Report, which shall include the data referred to in the Verification Plan, to demonstrate that the approved Remediation Strategy to deal with ground gas contamination of the site has been fully implemented and completed.
- b) A Verification Report, which shall include the data referred to in the Verification Plan, to demonstrate that the approved Remediation Strategy to deal with ground and groundwater contamination of the site has been fully implemented and completed.

*Reason: To ensure that site is remediated appropriately in order to accord with Policy NE9 of the Local Plan.*

7. The applicant shall submit written verification to the Local Planning Authority that the approved mechanical services plant or equipment (including any air handling plant) specified to serve the development including any mitigation measures have been implemented prior to occupation of any part of the development.

The applicant shall submit written verification to the Local Planning Authority that the recommendations contained within the Noise and Vibration Assessment MRC Toxicology Unit, Phase III & IV (Ref AEC Report:P3230/R1/DB) dated 02 February 2016; have been implemented prior to occupation of any part of the development.

*Reason: To ensure that the amenity of the occupiers of nearby properties is protected in accordance with Policy NE9 of the Local Plan and Policy 10 of the Aligned Core Strategy.*

8. Prior to first occupation of the development, verification that the scheme approved pursuant to condition 5 has been implemented and is fully operational shall be submitted to and be approved in writing by the Local Planning Authority.

*Reason: To ensure that the amenity of the occupiers of nearby properties is protected in accordance with Policy NE9 of the Local Plan and Policy 10 of the Aligned Core Strategy.*

9. Prior to the development being first brought into use details of a landscaping scheme including details of hard surfacing, boundary treatments and the type, height, height, species and location of proposed trees and shrubs shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be provided in accordance with the approved details within the first planting season following the completion of the development.

*Reason: To ensure that the appearance of the development is satisfactory and in the interests of visual amenity of the area in accordance with Policy 10 of the Aligned Core Strategy.*

#### **Regulatory/ongoing conditions**

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

10. The development shall be provided in accordance with the recommendations set out in section 8.1 of the Flood Risk Assessment submitted 12th February 2016 as part of the planning application and the development shall achieve a peak run-off rate for the 100 year return period of zero.

*Reason: To ensure that the development does not increase the risk of flooding elsewhere and to comply with Policy NE10 of the Local Plan.*

11. Any trees or plants provided as part of the approved landscaping scheme which die or are removed or become seriously damaged or diseased within five years of being planted shall be replaced in the next planting season with other plants of a similar size and species, unless otherwise prior agreed in writing by the Local Planning Authority.

*Reason: To ensure that the appearance of the development is satisfactory and in the interests of visual amenity of the area in accordance with Policy 10 of the Aligned Core Strategy.*

#### **Standard condition- scope of permission**

- S1. Except as may be 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 2016.

*Reason: To determine the scope of this permission.*

## Informatives

### 1. Contaminated Land, Ground Gas & Groundwater

The Remediation Strategy (including its component elements) must be undertaken and implemented in accordance with Defra and the Environment Agency's guidance Model Procedures for the Management of Land Contamination, CLR 11 and other authoritative guidance. The Remediation Strategy must also provide details of:

Cut and fill operations on site

How trees retained on site will be dealt with

How gas precautions including any radon gas precautions will be validated

Any asbestos surveys carried out, the method statement for removal of asbestos and subsequent validation of air and soil following asbestos removal and demolition.

Following completion of the development, no construction work, landscaping or other activity must be undertaken which may compromise the remediation measures implemented to deal with ground, groundwater and ground gas contamination of the site.

Any ground gas protection measures included in the original development are designed for the buildings as originally constructed to protect against possible dangers to public health and safety arising from any accumulation of methane, carbon dioxide or other gas and to ensure that the site can be developed and used without health or safety risks to the occupiers of the development and/or adjoining occupiers. These protection measures may be compromised by any future extension of the footprint of the original building or new building structures within the curtilage of the site including the erection of a garage, shed, conservatory or porch or similar structure. Advice from the Council's Environmental Health Team regarding appropriate gas protection measures must be sought should future extension of the footprint of the original building or new building structures within the curtilage of the site be proposed (regardless of whether the proposed construction requires planning permission or building regulation approval).

It is a requirement of current Building Regulations that basic radon protection measures are installed in all new constructions, extensions conversions and refurbishments on sites which are Radon Class 3 or 4 and full radon protection measure are installed on site which are Radon Class 5 or higher. Advice from the Council's Environmental Health Team regarding appropriate gas protection measures must be sought where there are both radon issues and ground gas issues present.

The responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or the landowner. The developer is required to institute a thorough investigation and assessment of the ground conditions, nature and degree of contamination on the site to ensure that actual or potential risks to public health and safety can be overcome by appropriate remedial, preventive or precautionary measures. The developer shall provide at his own expense such evidence as is required to indicate clearly that the risks associated with ground, groundwater and ground gas contamination of the site has been addressed satisfactorily.

### 2. Commercial Noise

The environmental noise assessment must be suitable and sufficient and must be undertaken with regard to BS 7445: 2003 Description and Measurement of Environmental Noise.

The environmental noise assessment must include details of the type and model of all mechanical services plant or equipment (including any air handling plant) together with its location, acoustic specification; mitigation measures and relevant calculations to support conclusions.

The mechanical services plant or equipment (including any air handling plant), including any mitigation measures, must be maintained, serviced and operated in accordance with manufacturer's recommendations while the development continues to be occupied.

### **3. Air Quality - Heating & Power Generation**

The proposals for biomass for heating (and power generation) or any Combined Heat and Power systems (over 60kWe) using natural gas or bio-fuel will be screened and assessed against the guidance set out in Biomass and Air Quality Guidance for Local Authorities by Environmental Protection UK (June 2009) which may be found at

<http://www.lacors.gov.uk/lacors/upload/22062.pdf> and Combined Heat and Power: Air Quality Guidance for Local Authorities by Environmental Protection UK (February 2012) which may be found at [http://www.iaqm.co.uk/text/guidance/epuk/chp\\_guidance.pdf](http://www.iaqm.co.uk/text/guidance/epuk/chp_guidance.pdf)

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.

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

### **RIGHTS OF APPEAL**

Application No: 16/00315/PFUL3 (PP-04782607)

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/pes](http://www.planningportal.gov.uk/pes).

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

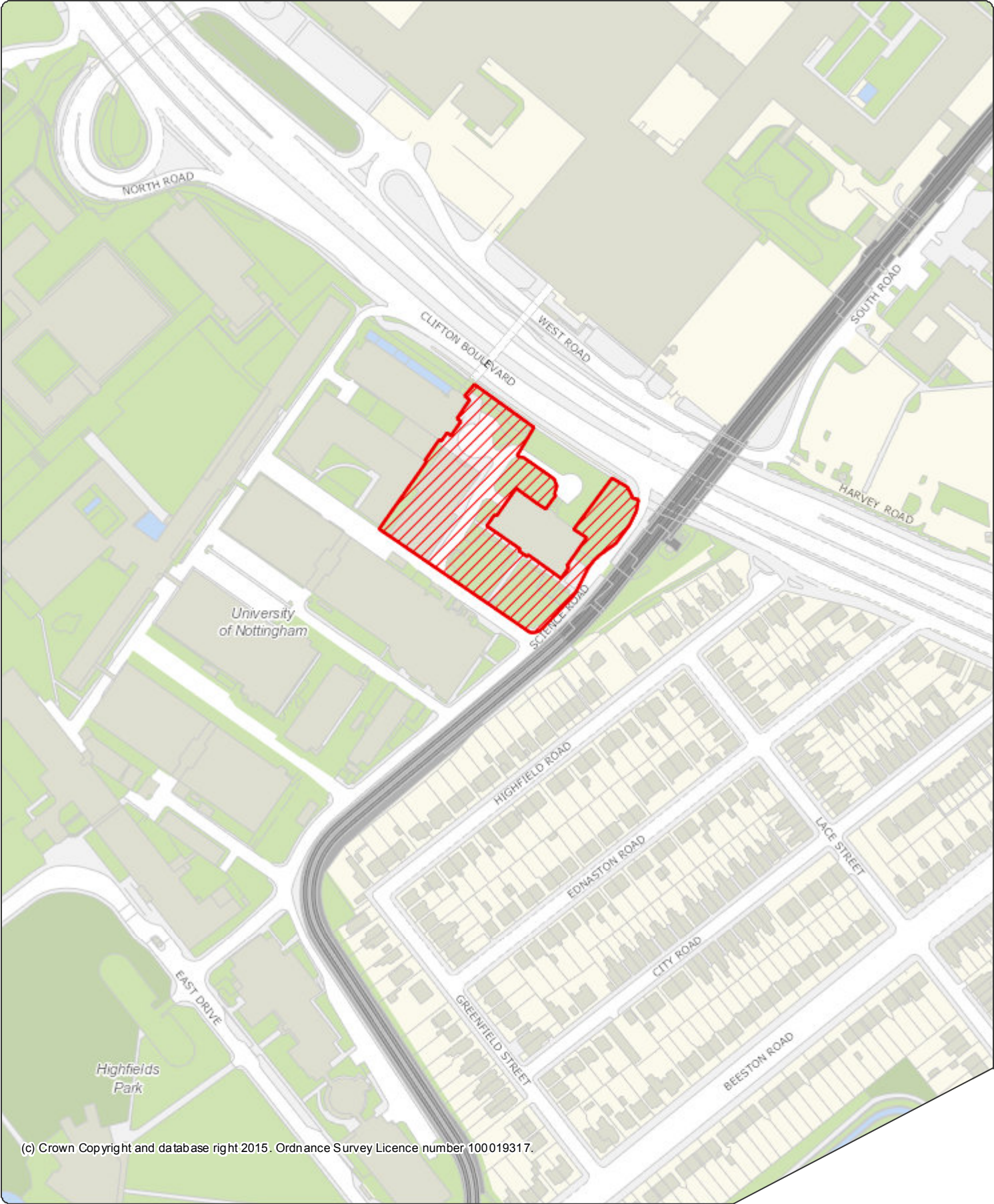
If either the City Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the 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.



# NOMAD printed map



Key

-  City Boundary
-  Planning Application Polygons

Description  
No map description

Nomad web map printed by a Nomad user at 12:41, 12/04/2016

