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Executive Director for Economic Growth
and Neighbourhood Services

Civic Centre, Reading, RG1 7AE

☎ 0118 9373787

Our Ref: 210284

e-mail: Jonathan.Markwell@reading.gov.uk

20 July 2022

Your contact is: Mr Jonathan Markwell, Planning

Dear Berkeley Homes Oxford & Chiltern,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 210284

Application type: Approval of Conditions

Address: Toys R Us, Kenavon Drive, Reading

Proposal: Discharge of conditions 12 (cycle parking), 18 (car parking allocation), 19 (service/refuse vehicle strategy), 20 (door openings), 22 (parking gates), 33 (mechanical plant noise assessment), 38 1)(a), 2) a) phase 1 & b) phase 2 (b) (c) & (d) (landscaping), 41 (landscape management plan), 43 (lighting strategy), 49a) (phase 1 dwelling emission rates), 52a) & b) (phases 1&2 play facilities), 53a) & b) (phases 1& 2 privacy screens) of planning permission 170509, as granted 10/10/2018 (wording of some conditions since amended by 190764/NMA, 191237/NMA & 200980/NMA)

I refer to the above application to discharge planning permission conditions 12; 18; 19; 20; 22; 33; 38 1)(a), 2) a) & b) (b) (c) & (d); 41; 43; 49a); 52a) & b); 53a) & b) and respond as follows:

Condition 12 (cycle parking)

Condition 12 a) - phase 1 response:

The phase 1 cycle parking details, as shown on the following:

446.PL.606 Rev A - Proposed Bicycle Parking Facilities Visitors/Commercial Unit cycle spaces, as received 12/08/2021

are considered to be acceptable.

However, as you are already aware, the confirmation in this letter cannot be taken that this part of the condition is discharged, as the first occupation of a dwelling within phase 1 (east block) of the development commenced prior to the issuing of this decision notice (first occupation is understood - as advised by the applicant via email on 09/06/2022 - to have first taken place in early 2022), whereas the wording of the condition required these details to be submitted to and approved by the Local Planning Authority prior to the first occupation of any dwelling/building within phase 1 of the development.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this part of the condition, nor matters of enforcement, providing that the remainder of the development in relation to this phase of the development is undertaken in accordance with the above details.

Condition 12 b) & c) - phases 2 & 3 response:

The phases 2 & 3 cycle parking details, as shown on the following:

446.PL.606 Rev A - Proposed Bicycle Parking Facilities Visitors/Commercial Unit cycle spaces, as received 12/08/2021

are approved pursuant to conditions 12 b) and c).

Condition 18 (car parking allocation)

Condition 18 a) - phase 1 response:

The phase 1 car parking allocation details, as shown on the following:

L.446.011.ISB - Parking Management Plan (Condition 18) January 2021, as received 12/08/2021

O446-37454-SW-XX-C-0100 Rev P02 Kenavon Drive Section 278 Works General Arrangement, as received 12/08/2021

446.PL.110 Rev D - Proposed Parking Plan Phase 1, 2 & 3, as received 24/06/2022

are considered to be acceptable.

However, as you are already aware, the confirmation in this letter cannot be taken that this part of the condition is discharged, as the first occupation of a dwelling within phase 1 (east block) of the development commenced prior to the issuing of this decision notice (first occupation is understood - as advised by the applicant via email on 09/06/2022 - to have first taken place in early 2022), whereas the wording of the condition required these details to be submitted to and approved by the Local Planning Authority prior to the first occupation of any dwelling/building within phase 1 of the development.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this part of the condition, nor matters of

enforcement, providing that the remainder of the development in relation to this phase of the development is undertaken in accordance with the above details.

Condition 18 b) and c) - phases 2 & 3 response:

The phases 2 & 3 car parking allocation details, as shown on the following:

L.446.011.ISB - Parking Management Plan (Condition 18) January 2021, as received 12/08/2021

O446-37454-SW-XX-C-0100 Rev P02 Kenavon Drive Section 278 Works General Arrangement, as received 12/08/2021

* 446.PL.110 Rev D - Proposed Parking Plan Phase 1, 2 & 3, as received 24/06/2022

* This plan shows the approved arrangements associated with nursery (middle block) staff parking on for a temporary / interim basis until the permanent location within the west block (phase 3) is ready for use. This plan seeks avoid any possible ambiguity or confusion on the part of the applicant / all parties in the future. Once the west block parking is ready for use this plan shall cease to be approved, with Rev B being the approved plan (see below).

**446.PL.110 Rev B - Proposed Parking Plan Phase 1, 2 & 3, as received 27/04/2022

** This approved plan shows the nursery staff parking within its permanently proposed location within the west block (phase 3). This plan shall only be effective (in relation to nursery staff parking) once the west block parking is ready for use.

are approved pursuant to conditions 18b) and c).

Informatives:

1. At the outset of the application it was originally sought for only parts a) and b) (in relation to phases 1 & 2) of condition 18 to be approved. During the course of the application the applicant confirmed that the intention was for the condition as a whole (a, b & c incorporating phases 1, 2 and 3) to be approved (email from Berkeley Homes dated 09/06/2022). Accordingly, the entirety of condition 18 has been considered. Owing to the wording of the condition and the status of the development on site, the response has been split between a) phase 1 and b/c) phases 2&3.

2. The interaction between Rev B and Rev D of the parking plan has been agreed in correspondence between the parties during the course of the application.

Condition 19 (service/refuse vehicle strategy)

Condition 19 a) - phase 1 response:

The phase 1 service/refuse vehicle strategy details, as shown on the following:

446.PL.604 - Proposed Refuse Strategy Site Wide, as received 12/08/2021

446.PL.605 Rev C - Proposed Service Vehicle Strategy Site Wide, as received 09/06/2022

are considered to be acceptable.

However, as you are already aware, the confirmation in this letter cannot be taken that this part of the condition is discharged, as the first occupation of a dwelling within phase 1 (east block) of the development commenced prior to the issuing of this decision notice (first occupation is understood - as advised by the applicant via email on 09/06/2022 - to have first taken place in early 2022), whereas the wording of the condition required these details to be submitted to and approved by the Local Planning Authority prior to the first occupation of any dwelling/building within phase 1 of the development.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this part of the condition, nor matters of enforcement, providing that the remainder of the development in relation to this phase of the development is undertaken in accordance with the above details.

Condition 19 b) & c) - phase 2 & 3 response:

The phases 2 & 3 service/refuse vehicle strategy details, as shown on the following:

446.PL.604 - Proposed Refuse Strategy Site Wide, as received 12/08/2021

446.PL.605 Rev C - Proposed Service Vehicle Strategy Site Wide, as received 09/06/2022

are approved pursuant to conditions 19 b) and c).

Condition 20 (door openings)

Condition 20 a) - phase 1 response:

The phase 1 door openings details, as shown on the following:

446.PL.600 - Proposed Door Openings, as received 12/08/2021

are considered to be acceptable.

However, as you are already aware, the confirmation in this letter cannot be taken that this part of the condition is discharged, as the first occupation of a dwelling within phase 1 (east block) of the development commenced prior to the issuing of this decision notice (first occupation is understood - as advised by the applicant via email on 09/06/2022 - to have first taken place in early 2022), whereas the wording of the condition required these details to be submitted to and approved by the Local Planning Authority prior to the first occupation of any dwelling/building within phase 1 of the development.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this part of the condition, nor matters of

enforcement, providing that the remainder of the development in relation to this phase of the development is undertaken in accordance with the above details.

Condition 20 b) & c) - phase 2 & 3 response:

The phases 2 & 3 door openings details, as shown on the following:

446.PL.600 - Proposed Door Openings, as received 12/08/2021

are approved pursuant to conditions 20 b) and c).

Condition 22 (parking gates)

The parking gates details, as shown on the following:

446.PL.601 - Proposed Gate Details Phase 2, as received 12/08/2021

are approved pursuant to condition 22.

Condition 33 (mechanical plant noise assessment)

The mechanical plant noise assessment details, as shown on the following:

Noise Breakout Assessment Ref 043261-BHE-DH-MH-01 Rev P01 by Buro Happold dated 10/11/2020, as received 12/08/2021

Planning Condition 33 Boiler Design Note Ref 043261 Rev 1 by Buro Happold, dated 17/02/21, as received 12/08/2021

are approved pursuant to condition 33.

Condition 38 1)(a) (services), 2)a) phase 1 & b) phase 2 (b) (c) & (d) (east and middle block landscaping)

The landscaping details, as shown on the following:

446.PL.Util.100 - Existing Utilities & Drainage Plan, as received 12/08/2021

BMD.20.036.DR.P101 Rev G - East Block Landscape General Arrangement, as received 12/08/2021

BMD.20.036.DR.P102 Rev H - Mid Block Landscape General Arrangement, as received 12/08/2021

BMD.20.036.DR.P201 Rev F - Typical Paving, Edging & Furniture Details, as received 12/08/2021

BMD.20.036.DR.P202 Rev C - Typical Soft Details, as received 12/08/2021

O446-37454-SW-XX-C-0130 Rev P02 - External Works Hard Landscaping Plan, as received 12/08/2021

BMD.20.036.DR.P301 Rev F East Block Planting Plan, as received 12/08/2021

BMD.20.036.DR.P302 Rev H Mid Block Planting Plan, as received 12/08/2021

Hard & Soft Landscape Specification Kenavon Drive for Planning by BMD Ref BMD.20.036.SP.P001 Rev E, dated 28/07/2021, as received 12/08/2021
 F367-AL6086C-SW-GF-L-3050 Rev 03 Key plan, as received 12/08/2021
 F367-AL6086C-SW-GF-L-3051 Rev P03 - Planting plan Sheet 1, as received 12/08/2021
 F367-AL6086C-SW-GF-L-3052 Rev P05 - Planting plan Sheet 2, as received 12/08/2021
 F367-AL6086C-SW-GF-L-3056 Rev P03 - Planting plan Sheet 6, as received 12/08/2021
 F367-AL6086C-SW-GF-L-3057 Rev P03 - Planting plan Sheet 7, as received 12/08/2021
 F367-AL6086C-SW-GF-L-3058 Rev P03 - Planting plan Sheet 8, as received 12/08/2021
 F367-AL6086C-SW-GF-L-3059 Rev P03 - Planting plan Sheet 9, as received 12/08/2021
 F367-AL6086C-SW-GF-L-3063 Rev P03 - Planting plan Sheet 13, as received 12/08/2021
 F367-AL6086C-SW-GF-L-3070 Rev P7 - Tree Cells Strategy Plan, as received 12/08/2021
 F367-AL6086C-SW-GF-L-3170 Rev P4 - Tree Pit in hard paving, as received 12/08/2021
 F367-AL6086C-SW-GF-L-3171 Rev P3 - Tree Pit in Softscape with Tree Cells, as received 12/08/2021
 F367-AL6086C-SW-GF-L-3172 Rev P3 - Tree Pit in Green street, as received 12/08/2021
 F367-AL6086C-SW-GF-L-3173 Rev P2 - Tree Pit in Soft landscape, as received 12/08/2021
 BMD.20.036.DR.P203 Rev C - Typical Tree Pit Details, as received 12/08/2021
 BMD.20.036.DR.P401 Rev A - East Block Tree Soil Requirements Plan, as received 12/08/2021
 BMD.20.036.DR.P402 Rev A - Mid Block Tree Soil Requirements Plan, as received 12/08/2021
 F367-AL6086C-SW-GF-L-3053 Rev P05A - Planting plan Sheet 3, as received 27/04/2022
 F367-AL6086C-SW-GF-L-3054 Rev P06A - Planting plan Sheet 4, as received 27/04/2022
 F367-AL6086C-SW-GF-L-3060 Rev P05A - Planting plan Sheet 10, as received 27/04/2022
 F367-AL6086C-SW-GF-L-3061 Rev P08A - Planting plan Sheet 11, as received 27/04/2022
 F367-AL6086C-SW-GF-L-3062 Rev P08A - Planting plan Sheet 12, as received 27/04/2022
 446.PL.Util.101 Rev B - Proposed Utilities & Drainage Plan, as received 09/06/2022
 F367-AL6086C-SW- GF-L-3070 Rev P7B - Tree Cells Strategy Plan, as received 09/06/2022
 F367-AL6086C-SW-GF-L-3055 Rev 08B - Planting plan Sheet 5, as received 09/06/2022

are considered to be acceptable.

However, as you are already aware, the confirmation in this letter cannot be taken that these parts of the condition are discharged, as development beyond demolition and piling (in relation to condition 38 1) (a)) and beyond demolition and works associated with the superstructure (in relation to phases 1 and 2 in condition 38 2) (a) and (b)), as per the wording of the conditions had already taken place (commencing in 2020) prior to the issuing of this decision notice.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to these parts of the condition, nor matters of enforcement, providing that the remainder of the development in relation to these phases of the development is undertaken in accordance with the above details.

Informative: In conjunction with approval of details application 220710 (in relation to the west block - phase 3 - landscaping, as separately approved on 11/07/2022) it is confirmed that all details in relation to condition 33 have been submitted and decisions have been issued.

Condition 41 (landscape management plan)

The landscape management plan details, as shown on the following:

Hard & Soft Landscape Specification Kenavon Drive for Planning by BMD Ref BMD.20.036.SP.P001 Rev E, dated 28/07/2021, as received 12/08/2021

East Block, Mid Block & West Block, Kenavon Road, Reading Landscape Maintenance & Management Plan by BMD Ref BMD.20.036.RP.P001 Rev D dated 26/07/2021, as received 12/08/2021

Kenavon Drive Landscape Maintenance and Management Plan by PRP Ref AL6086C Rev B dated 24/03/2022, as received 27/04/2022

are considered to be acceptable.

However, as you are already aware, the confirmation in this letter cannot be taken that this part of the condition is discharged, as the first occupation of a residential unit commenced prior to the issuing of this decision notice (first occupation is understood - as advised by the applicant via email on 09/06/2022 - to have first taken place in early 2022), whereas the wording of the condition required these details to be submitted to and approved by the Local Planning Authority prior to the first occupation of any residential unit of the development.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this part of the condition, nor matters of enforcement, providing that the remainder of the development is undertaken in accordance with the above details.

Condition 43 (lighting strategy)

Condition 43 a) - phase 1 response:

The phase 1 lighting strategy details, as shown on the following:

LB_0956_LL_01 Rev G - Ground Level: High Level Lighting, as received 27/04/2022

LB_0956_LL_03 Rev E - First Level: High Level Lighting, as received 27/04/2022

LB_0956_LL_04 Rev G - First Level: Low and Integrated Lighting, as received 27/04/2022

LB_0956_LL_05 Rev B - Ground Level: Light Levels, as received 27/04/2022

Lighting Report Kenavon Drive by Light Bureau Ref LB_0956_LS_02_Rev J, dated 22/04/2022, as received 27/04/2022

Letter from Temple Group Ltd Ref 'Re: Kenavon Drive, Reading' dated 25/04/2022, as received 27/04/2022

LB_0956_LL_02 Rev F - Ground Level: Low and Integrated Lighting, as received 09/06/2022

LB_0956_LS_01 Rev H - Luminaire Specification, as received 09/06/2022

are considered to be acceptable.

However, as you are already aware, the confirmation in this letter cannot be taken that this part of the condition is discharged, as the first occupation of a dwelling within phase 1 (east

block) of the development commenced prior to the issuing of this decision notice (first occupation is understood - as advised by the applicant via email on 09/06/2022 - to have first taken place in early 2022), whereas the wording of the condition required these details to be submitted to and approved by the Local Planning Authority prior to the first occupation of any dwelling/building within phase 1 of the development.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this part of the condition, nor matters of enforcement, providing that the remainder of the development in relation to this phase of the development is undertaken in accordance with the above details.

Condition 43 b) & c) - phases 2 & 3 response:

The phases 2 & 3 lighting strategy details, as shown on the following:

LB_0956_LL_01 Rev G - Ground Level: High Level Lighting, as received 27/04/2022

LB_0956_LL_03 Rev E - First Level: High Level Lighting, as received 27/04/2022

LB_0956_LL_04 Rev G - First Level: Low and Integrated Lighting, as received 27/04/2022

LB_0956_LL_05 Rev B - Ground Level: Light Levels, as received 27/04/2022

Lighting Report Kenavon Drive by Light Bureau Ref LB_0956_LS_02_Rev J, dated 22/04/2022, as received 27/04/2022

Letter from Temple Group Ltd Ref 'Re: Kenavon Drive, Reading' dated 25/04/2022, as received 27/04/2022

LB_0956_LL_02 Rev F - Ground Level: Low and Integrated Lighting, as received 09/06/2022

LB_0956_LS_01 Rev H - Luminaire Specification, as received 09/06/2022

are approved pursuant to conditions 43 b) and c).

Informatives:

1. As advised during the course of the application, Network Rail confirm that they do not expect lighting to be an issue and therefore approve of the condition being discharged. However, should train drivers report lighting from the development to be an issue, Network Rail would expect the developer to take the necessary action required to resolve this issue.

2. At the outset of the application it was originally sought for only parts a) and b) (in relation to phases 1 & 2) of condition 43 to be approved. During the course of the application the applicant confirmed that the intention was for the condition as a whole (a, b & c incorporating phases 1, 2 and 3) to be approved (email from Berkeley Homes dated 20/07/2022). Accordingly, the entirety of condition 43 has been considered. Owing to the wording of the condition and the status of the development on site, the response has been split between a) phase 1 and b/c) phases 2&3.

Condition 49 a) (phase 1 dwelling emission rates)

The phase 1 dwelling emission rates details, as shown on the following:

Kenavon Drive, Reading East Block E1 SAP Report - As Built by Stantec Ref 37454 Rev C02 dated and received 20/07/2022

are considered to be acceptable.

However, as you are already aware, the confirmation in this letter cannot be taken that this part of the condition is discharged, as the first occupation of a dwelling within phase 1 (east block) of the development commenced prior to the issuing of this decision notice (first occupation is understood - as advised by the applicant via email on 09/06/2022 - to have first taken place in early 2022), whereas the wording of the condition required these details to be submitted to and approved by the Local Planning Authority prior to the first occupation of any dwelling within phase 1 of the development.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement, providing that the remainder of the development in relation to phase 1 is undertaken in accordance with the above details.

Informative: At the outset of the application it was originally sought for condition 49 b) (phase 2 dwelling emission rate) to be approved too. This condition was withdrawn from consideration as part of this application by the applicant on 19/07/2022. Accordingly, conditions 49 b) and c) (phases 2&3 dwelling emission rates) remain outstanding in relation to condition 49 as a whole and will require a future separate submission(s) to the local planning authority.

Condition 52a) & b) (phases 1&2 play facilities)

Condition 52 a) - phase 1 response:

The phase 1 play facilities details, as shown on the following:

446.PL.607 Rev B - Proposed Play Equipment Phase 1 & 2 Locations, as received 19/02/2021
Marble Table details, pages 589 and 590 of Richter Spielgerate GMBH, as received 12/08/2021
Duncan and Grove log trail details Ref TT.2.06 page 1 of 3, as received 12/08/2021
Product Specification Sheet for Low Stepping Posts 906110300R by Jupiter Play & Leisure, as received 12/08/2021
Chillen moveart playsculptures details pages 1-5, as received 12/08/2021
Family moveart playsculptures details pages 1-5, as received 12/08/2021
East Block, Mid Block & West Block, Kenavon Road, Reading Landscape Maintenance & Management Plan by BMD Ref BMD.20.036.RP.P001 Rev D dated 26/07/2021, as received 12/08/2021
Kenavon Drive Landscape Maintenance and Management Plan by PRP Ref AL6086C Rev B dated 24/03/2022, as received 27/04/2022

are considered to be acceptable.

However, as you are already aware, the confirmation in this letter cannot be taken that this part of the condition is discharged, as the first occupation of a dwelling within phase 1 (east block) of the development commenced prior to the issuing of this decision notice (first occupation is understood - as advised by the applicant via email on 09/06/2022 - to have first taken place in early 2022), whereas the wording of the condition required these details to be submitted to and approved by the Local Planning Authority prior to the first occupation of any dwelling/building within phase 1 of the development.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this part of the condition, nor matters of enforcement, providing that the remainder of the development in relation to this phase of the development is undertaken in accordance with the above details.

Condition 52 b) - phase 2 response:

The phase 2 play facilities details, as shown on the following:

446.PL.607 Rev B - Proposed Play Equipment Phase 1 & 2 Locations, as received 19/02/2021
Duncan and Grove log trail details Ref TT.2.06 page 1 of 3, as received 12/08/2021
Product Specification Sheet for Low Stepping Posts 906110300R by Jupiter Play & Leisure, as received 12/08/2021.

East Block, Mid Block & West Block, Kenavon Road, Reading Landscape Maintenance & Management Plan by BMD Ref BMD.20.036.RP.P001 Rev D dated 26/07/2021, as received 12/08/2021

Kenavon Drive Landscape Maintenance and Management Plan by PRP Ref AL6086C Rev B dated 24/03/2022, as received 27/04/2022

are approved pursuant to condition 52 b).

Informative: Conditions 52 c) (phase 3) is outstanding and will require a future separate submission(s) to the local planning authority for condition 52 to be satisfied as a whole.

Condition 53a) & b) (phases 1 & 2 privacy screen strategy)

Condition 53 a) - phase 1 response:

The phase 1 privacy screen strategy details, as shown on the following:

446.PL.603 - Phase 1 & 2 Privacy Screen Details Balcony BC01 C Type, as received 12/08/2021
Appendix A Screened Vertical Railings (Page 154 of Design & Access Statement), as received 12/08/2021

446.PL.602 Rev A - Proposed Privacy Screen Strategy Phase 1 & 2 Locations, as received 04/02/2022

O446-AA5990C-SW -ZZ-A-6821 Rev D 01 - Privacy Screens Wall Mounted - Sh 1, as received 04/02/2022

are considered to be acceptable.

However, as you are already aware, the confirmation in this letter cannot be taken that this part of the condition is discharged, as the first occupation of a residential unit within phase 1 (east block) of the development commenced prior to the issuing of this decision notice (first occupation is understood - as advised by the applicant via email on 09/06/2022 - to have first taken place in early 2022), whereas the wording of the condition required these details to be submitted to and approved by the Local Planning Authority prior to the first occupation of any residential unit within phase 1 of the development.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this part of the condition, nor matters of enforcement, providing that the remainder of the development in relation to this phase of the development is undertaken in accordance with the above details.

Condition 53 b) - phase 2 response:

The phase 2 privacy screen strategy details, as shown on the following:

446.PL.603 - Phase 1 & 2 Privacy Screen Details Balcony BC01 C Type, as received 12/08/2021
Appendix A Screened Vertical Railings (Page 154 of Design & Access Statement), as received 12/08/2021

446.PL.602 Rev A - Proposed Privacy Screen Strategy Phase 1 & 2 Locations, as received 04/02/2022

are approved pursuant to condition 53 b).

Informative: Conditions 53 c) (phase 3) is outstanding and will require a future separate submission(s) to the local planning authority for condition 53 to be satisfied as a whole.

The above conditions, where a submission is required and has been provided, shall have been considered to have been discharged (unless where otherwise stated in respect of conditions being responded to retrospectively), providing that the development / remainder of the development (as appropriate) is undertaken in accordance with the approved details.

Should you wish to discuss this matter further, please contact me via my email address as above.

Yours sincerely

Jonathan Markwell

Mr Jonathan Markwell
Principal Planning Officer

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>