

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Neil Fairlamb
Manchester City Council
Parks, Leisure & Events
Floor 1 Town Hall Extension
Manchester
M60 2LA

Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: CITY COUNCIL DEVELOPMENT: Erection of a two-storey extension to form changing rooms, cafe facilities, flexible club/social/training rooms and an extension to the existing gym space following the demolition of the existing changing block building; together with the creation of two 3G artificial football turf pitches, associated floodlighting and fencing; a 67no. space car park and an additional 60 space overflow car park; and associated landscaping

Location: Hough End Leisure Centre And Playing Fields, 480 Princess Road, Manchester, M20 1NA

Date of application: 16 December 2021

Application number: 132513/VO/2021

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

The application has been considered in a positive and proactive manner as required by The Town and Country Planning (Development Management Procedure) (England) Order 2015 and any problems and/or issues arising in relation to dealing with the application have been communicated to the applicant.

Condition(s) attached to this decision

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

HEV- EWA- 01- ZZ- DR- A- 40600 Rev P0 GA Sections
HEV- EWA- 02- XX- DR- L- 49020 Rev P1 Site Demolitions as proposed
HEV- EWA- 02- XX- DR- L- 49041 Rev P1 BLOCK PLAN, PROPOSED SITE LAYOUT
HEV- EWA- 02- XX- DR- L- 79007 Rev P7 SITE HARD PAVING PLAN
HEV- EWA- 03- XX- DR- L- 49042 Rev P9 PITCHES SITE LAYOUT AS PROPOSED
HEV- EWA- 02- XX- DR- L- 49021 TREE RETENTION & REMOVAL (Sheet 1) Rev P1
HEV- EWA- 02- XX- DR- L- 79005 SITE FENCING & FURNITURE PLAN Rev P5
HEV-EWA-01-00-DR-A-40400 Rev P1 Level 00 - Ground Floor
HEV-EWA-01-01-DR-A-40401 Rev P1 LEVEL 01 FLOOR PLAN
HEV-EWA-01-R1-DR-A-40402 Rev P0 LEVEL R1 ROOF PLAN
HEV-CUR-XX-XX-RP-C-92001 Revision: V02 Flood Risk Assessment and Drainage Strategy
Waste Management Strategy prepared by Ellis Williams Architects and accompanying Refuse Storage and Collection plan reference HEV-EWA-02-XX-DR-A-45100 Rev P2
076910-CUR-00-XX-RP-TP-003 Revision: V04 Interim Travel Plan
HEV-EWA-02-XX-DR-L-49022 Rev P1 CONSTRUCTION PHASE SITE PLAN
Crime Impact Statement version B ref 2013/0769/CIS/02
Landscape Management Plan & Maintenance Regime

All as received by the City Council as local planning authority on the 16th December 2021

HEV-CUR-00-XX-RP-TP-002-V05 Transport Assessment
HEV-EWA-ZZ-XX-RP-A-90412-RevP4 Planning Statement
HEV-EWA-ZZ-XX-RP-A-99000-RevP2 Design and Access Statement
HEV-ISG H&S-GP-FO-0051-RevC Construction Phase Plan
HEV-ISL-20343-RevB BS5837 Trees and Construction Arboricultural Report
HEV-ISL-20343-RevE3 PEA Preliminary Ecological Appraisal Report
HEV-LKK-CL-602-LKC 20 14880-02-R1 Phase 2 Geo-Environmental Report
HEV-MCC-ZB-XX-RP-C-00002-P1 Statement of Consultation
HEV-SRL-RP-YQ-02-S2-P1 Air Quality Detailed Assessment_Management Strategy
HEV-WBS-BSD13812 29.0-Rev1 Renewable and Sustainability Planning Report
HEV-WBS-BSD13812 29.0-Rev1 Ventilation System Planning Report
HEV-WBS-WIE17320-100-R-2.4.2 Noise Impact Assessment
HEV-CUR-00-XX-DR-TP-75002-P07 Proposed Highway Improvements
HEV-EWA-02-XX-DR-L-79001-RevP12 Site Masterplan
HEV-EWA-02-XX-DR-L-79008-RevP6 Softworks Plan
HEV-EWA-03-XX-DR-L-49043-RevP4 Turf+Non-Turf Pitches Surfaces & Fences
HEV-WBS-01-XX-DR-E-63100-RevP5 External Lighting Layout Horizontal Illuminance
HEV-WBS-01-XX-DR-E-63101-RevP5 External Lighting Layout Vertical Illuminance
HEV-WBS-01-XX-DR-E-63204-RevP4 External Lighting Layout
As received by the City Council on the 18th February 2022

HEV- EWA- 03- XX- DR- L- 49043- Rev P5 - Non-turf PITCHES SURFACING & FENCING

As received by the City Council as local planning authority on the 9th March 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Prior to any earthworks or construction works taking place a reasonable avoidance measures method statement for badger, hedgehog and other wildlife shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be subsequently carried out in accordance with the agreed details.

Reason - To ensure the protection of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

4) No works to trees or shrubs (including clearance work) shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided to the City Council as local planning authority that no active bird nests are present.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

5) Prior to the commencement of development a biodiversity mitigation and enhancement plan shall be submitted to and approved in writing by the City Council as local planning authority. Enhancement for habitat loss, will be demonstrated through the provision of a biodiversity net gain assessment. The submitted plan shall include:

- Habitat creation proposals including the area, proposed target habitat and proposed target condition;
- Habitat enhancement proposals including the area of the current habitat type and its condition and proposed target habitat type and target condition;
- Mitigation proposals for loss of bird nesting habitat;
- A Long term management plan
- Details of the body(s) responsible for implementation and long term management of the plan.

Reason - To create and enhance the biodiversity of the area pursuant to policy EN15 of the Core Strategy and section 174 of the National Planning Policy Framework 2021.

6) No development shall take place on each individual element of the development until a surface water drainage scheme has been submitted to and approved by the City Council as local planning authority. The submitted scheme shall be designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority and shall demonstrate:

- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable
- Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment. This shall include maximised use of interception solutions where practicable, such as rainwater harvesting, infiltration and green SuDS.
- Full determination of existing drainage.
- Where surface water is connected to the ordinary watercourse, proposed new connections and flows shall comply with reduction of flows to greenfield runoff rates, and agreement in principle from Manchester City Council as Lead Local Flood Authority

is required. An email of acceptance of proposed flows and/or new connection will suffice.

- Confirmation that where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse have the consent of the Lead Local Flood Authority.
- Assessment demonstrating the risks to controlled waters can be appropriately controlled.
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building.
- Details of proposed drainage strategy for proposed pitches, which shall comply with the drainage hierarchy and greenfield non-statutory technical standards for SuDS.
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
- Evidence of pollution control measures which should include:
 - Hydraulic calculation of the proposed drainage system;
 - Construction details of flow control and SuDS elements.
- Details of petrol and oil interceptors for car parking areas including for extreme events and any flooding instances.

The development shall be subsequently carried out in accordance with the agreed details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and adopted Core Strategy policies EN8 , EN14, EN17 and EN18.

7) Prior to the first use of each individual element of the development hereby permitted, details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings ; this must include flow control(s), attenuation and pollution control components.
- As built construction drawings.
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. Schedule of tasks and frequencies for all drainage components should be derived from manufacturers' recommendations and/or best practice CIRIA C753.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

8) No development hereby approved shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

a) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

b) A site investigation scheme, based on the preliminary risk assessment to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

c) The results of the site investigation and the detailed risk assessment referred to in (b) 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.

d) 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 (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The development shall be carried out in accordance with the approved details.

Reasons -To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution and to protect the underlying Principle and Secondary A Aquifers and surface watercourses in line with paragraph 174 of the National Planning Policy Framework and Core Strategy policies EN17 and EN18.

9) Prior to any part of the approved development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason - To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework and Core Strategy policies EN17 and EN18.

10) If, during the undertaking of site works, contamination not previously identified is found to be present, then further site works shall be suspended until the extent of contamination has been determined and defined in agreement with local planning authority. Written agreement shall then be obtained from the local planning authority to

enable onsite works to recommence within the area(s) not affected by the contamination identified.

Works shall not recommence with the defined area of contamination until details have been submitted and obtained written approval, from the local planning authority, of a remediation strategy detailing how the identified contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason - To protect the underlying Principle and Secondary A Aquifers and surface watercourses and to ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in accordance with paragraph 174 of the National Planning Policy Framework and Core Strategy policies EN17 and EN18.

11) Piling or any deep foundation solution using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved detail.

Reason - To ensure that any proposed Piling or an alternative deep foundation solution does not harm groundwater resources in line with paragraph 174 of the National Planning Policy Framework and policy EN 17 of the Core Strategy.

12) No development of the artificial turf pitches shall commence until details of the design and layout of the pitches have been submitted to and approved in writing by the City Council as local planning authority. The details shall include dimensions of the playable area and run off areas, cross sections of the sub layers and carpet, cork infill specification, fencing type and height, infill trap details and materials to be used in the construction of the pitches.

The artificial turf pitches shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Core Strategy policies EN10 and EN11 and paragraph 99 of the NPPF.

13) No development shall commence until a schedule of playing field improvements and maintenance including a programme for implementation of the maintenance regime and period of its implementation and programme to enable continuity of use to existing pitch users, has been submitted to and approved in writing by the City Council as local planning authority. Following the commencement of the development the approved schedule shall be complied with in full.

Reason: To ensure that the playing field is established as a functional playing field to an appropriate standard and is fit for purpose, ensures continuity of use of the natural turf pitches, and to accord with Core Strategy policies EN10 and EN11 and paragraph 99 of the NPPF.

14) Prior to the first use of the development hereby approved a community use agreement for the development shall be submitted to and approved in writing by the City Council as local planning authority. The agreement shall include details of pricing policy, hours of use, management responsibilities and a mechanism for review. The development shall be subsequently operated in accordance with the agreed details.

Reason: To secure well managed safe community access to the sports facility and to accord with Core Strategy policies EN10 and EN11 and paragraph 99 of the NPPF.

15) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy DM1 of the Core Strategy.

16) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

b) Prior to commencement of the use hereby permitted confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policy DM1 of the Core Strategy.

17) Notwithstanding the approved plans and details ,prior to the commencement of development, which includes demolition works a demolition/construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Dust suppression measures including details of wheel wash facilities;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- the phasing and quantification / classification of vehicular activity associated with planned construction;
- evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway;
- site hours;
- details of contractor parking;
- A highway dilapidation survey;
- A community consultation plan and;
- Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy

18) Prior to the first use of the development hereby approved a verification report will be required to validate that the installed lighting scheme for the development conforms to the recommendations and requirements set out within the approved lighting scheme detailed in condition 2 of this decision notice. The report shall also provide the results of post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the approved scheme shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties and to ensure that the scheme avoids disturbing protected species that use the site for foraging and commuting pursuant to policies DM1 and EN15 of the Core Strategy.

19) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved Noise Impact Assessment. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

20) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to occupation of the development a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved Noise Impact Assessment. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

21) No activity on the artificial turf pitch shall be permitted outside the hours of:

Monday to Friday 09:00 - 22:00hrs

Saturday 09:00 - 21:00hrs

Sunday 09:00 - 20:00hrs

Reason - In the interests of the amenity of nearby residential properties, pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

22) The details of the approved waste management scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policy DM1 of the Core Strategy.

23) Prior to the first occupation of the development hereby approved, the cycle spaces shall be implemented and made available in accordance with the approved drawings and documents as received by the City Council, as Local Planning Authority, on the 18th February 2022.

Reason - To ensure there is sufficient cycles provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

24) Within three months of the commencement of the development hereby approved, a scheme of off site highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority, the submitted scheme shall include details of the following if required:

- New fingerpost signage on Princess Road and Mauldeth Road West to highlight the existing pedestrian and cycle route via Framley Road;
- Upgrade of the existing pedestrian crossing with new signal equipment, tactile paving and revised zig-zag markings on Princess Road;
- Speed limit roundels and keep clear markings on the carriageway adjacent to the Hough End Leisure Centre;
- Bollards on the east side of Princess Road in the vicinity of the crossing ;
- H-bar markings at the western end of Whitchurch Road;
- Build-out of kerblines at the junction of Whitchurch Road/Princess Road;
- TROs at the western end of Whitchurch Road to provide junction protection
- Enlargement of the southbound right hand turning pocket on Princess Road;
- A timescale for the implementation of the works.

The approved scheme shall be implemented and be in place within the timescale previously agreed in writing by the City Council as local planning authority.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

25) Before the development hereby approved is first brought into use a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development
- ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

26) Prior to the first use of the development hereby approved, a detailed Car Parking Management Strategy shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall include measures to monitor the usage of accessible and car share parking bays; and, measures to manage and monitor the areas of overspill car parking and this shall include whether there is a future need for this car park. The management of the car parking at the site shall be fully implemented in accordance with the approved strategy.

If it is established that the overflow car park is no longer required, evidence shall be submitted and agreed in writing with the local planning authority to this effect including a scheme to decommission the car park and any details of any proposed changes to the surfaces and landscaped finish including timescales for implementation.

Reason - To ensure that a satisfactory car parking management strategy is implemented for the development that respects the highway network in accordance with Policy DM1 of the Core Strategy.

27) Prior to the first use of the development hereby approved, a detailed Event Management Plan for the site shall be submitted to and approved in writing by the local planning authority. The management of Events at the site shall be implemented in accordance with the approved details.

Reason - To ensure that there are satisfactory event management procedures in place for the development in order that the development respects the highway network in accordance with Policy DM1 of the Core Strategy.

28) Prior to the first use of the development hereby approved, the details of the type and location of the 24 no. electric vehicle charging points to be installed at the site shall be submitted and approved in writing by the City Council as local planning authority. The approved details shall be subsequently installed prior to the use commencing.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Core Strategy.

29) All floodlighting associated with the artificial turf pitches shall be turned off when the pitches are not in use other than for maintenance purposes.

Reason - To reduce the impact of the floodlighting on the amenity of the occupiers of nearby residential accommodation and reduce any impact of the lighting on foraging Bats pursuant to policies DM1 and EN15 of the Core Strategy.

30) The development hereby approved shall be carried out in accordance with the recommendations set out within the approved Crime Impact Statement. Prior to the occupation of the development a verification report detailing the security measures installed within the development shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

31) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

32) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

33) The hard and soft landscaping scheme including tree planting scheme approved by the City Council as local planning authority shown on drawing ref HEV-EWA-02-XX-DR-L-79008 REV P6, shall be implemented not later than 12 months from the first use of the development hereby approved. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place. Notwithstanding the details hereby approved the age, size and species of all proposed trees to be planted shall be first agreed in writing with the local planning authority, development shall only be carried out in accordance with the agreed details.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

34) Prior to construction works progressing above ground level, samples and specifications of all materials to be used on all external elevations of the development

shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

35) Notwithstanding the approved landscaping drawing, within three months of the commencement of development details of the hard landscaping treatments including surface treatments to all areas of car parking (including appropriate samples of materials) shall be submitted to and approved in writing by the City Council as local planning authority.

The approved scheme shall be implemented prior to the first occupation of the development.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

36) Prior to the removal and replacement of the 3G pitch and any associated materials, details of the strategy to be used for its removal and disposal shall be submitted to and approved in writing by the City Council as local planning authority. The removal of the pitches shall be undertaken in accordance with the agreed strategy.

Reason - To ensure that the disposal of materials that reach the end of their lifecycle is undertaken in accordance with best practice and in a manner to reduce materials requiring to be disposed of in landfill, pursuant to policy EN19 of the Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Whilst the building and sub station to be demolished has been assessed as negligible risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Certain species of Cotoneaster are included within this schedule. If any such species will be disturbed as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This informative does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

The applicant is advised that the design and layout of the Football Turf Pitches should comply with the relevant industry Technical Design Guidance, including guidance published by the Football Association.

The applicant is advised that the Football Turf Pitches should be tested in accordance with The FA standard code of rules and be registered on the FA Register for 3G Football Turf Pitches.

The applicant is advised that for any football match play to take place the pitches should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality or International Match Standard (IMS) as a minimum.

Guidance on preparing Community Use Agreements is available from Sport England

<https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/community-use-agreements>

In order to discharge condition 16 of this decision the following should be considered in the design of a fume and vapour extraction scheme:

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

Date: 21 March 2022

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.