

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131086/JO/2021

Date registered valid: 15 July 2021

Proposal: Variation of condition numbers 10 (secured by design), 12b (drainage), 16b (acoustic insulation of building) and 17b (external plant) of planning permission ref 128960/FO/2020 to allow a timeframe change to submit required information,

Address: Connell Sixth Form College , 301 Alan Turing Way, Manchester, M11 3BS

Ward(s): Clayton & Openshaw Ward

Applicant: Emma Perry Coop Academies Trust 8th Floor, 1 Angel Square, One Angel Square, Angel Street, Manchester, M60 0AG

Agent (if any): Miss Kindzule Darwin Group Ltd Shawbury Business Park, Shawbury, Shrewsbury, SY4 4EA

Case officer: Sue Wills
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Recommendation: Approve

Date of recommendation: 2 September 2021

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 19 July 2021 Expired: 9 August 2021

Neighbour notifications

Printed: 19 July 2021 Expired: 9 August 2021

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site consist of a grassed area with trees to the rear of Connell College , between the college building and the MUGA to the east of the college site . The existing college comprises one building with associated car parking, outdoor recreational areas ,and landscaping to the east and south-east of the site. There is a semi-mature tree-lined boundary, which runs along the north and east of the site. Pedestrian access to the site is from Alan Turing Way located to the west of the site and from a footpath which runs along the eastern side of the vehicular access from Wilson Street, which provides pedestrian access through the car park. Vehicle access is from Wilson Street to the south.

Planning History

101426/OO/2013/N2-OUTLINE APPLICATION for development comprising new Sixth Form College, Rugby Pitch and Leisure Centre associated parking, landscaping, boundary treatments and other infrastructure works including new link road from Alan Turing Way with all matters to be considered: and, Outline application for a detached building to form Sports Research Institute, and a detached building to form retail floorspace (700sqm) with all matters reserved; following the demolition of all existing on site structures.

Site Located Either Side Of Alan Turing Way At Junction With Grey Mare Lane And Wilson Street, Bradford. Approved 18.04.2013.

103083/JO/2013/N2 - Variation of condition 5 attached to planning application ref 101426/OO/2013/N2 to allow elevational alterations to the sports hall and the multi-use hall to the Sixth Form College Building.

Site Located Either Side Of Alan Turing Way At Junction With Grey Mare Lane Beswick And Wilson Street, Beswick. Approved 13.09.2013.

105372/NMC/2014/N2 -NON-MATERIAL AMENDMENT to planning permission

103083/JO/2013/N2 relating to elevational alterations and amendments to previously approved

materials to the leisure centre. Site Located Either Side Of Alan Turing Way At Junction With Grey Mare Lane And Wilson Street Beswick/Openshaw.

Approved 15.04.2014

106026/MO/2014/N2 - Reserved Matters application for approval of appearance, layout, scale and landscaping for the erection of detached building to form Sports Research Institute with associated car parking, landscaping and boundary treatment.

Site located to Side Of Alan Turing Way At Junction with Wilson Street, Beswick.

Approved 29.07.2014

106331/NMC/2014/N2

Non material change to planning application ref 103083/JO/2013/N2 to allow change to tree retention plan.

Site Located Either Side Of Alan Turing Way Junction With Grey Mare Lane And Wilson Street Beswick/Openshaw.

Approved 05.08.2014

110297/JO/2015/N2 -Variation of planning condition 2, 7,8,9 and 10 of planning permission 106026/MO/2014/N2 to allow elevational alterations to the building, reposition the fence line along the rear access road and Wilson Street along with alterations to utilities compound and cycle shelter including alterations to car parking layout.

Site Located To The Side Of Alan Turing Way At Junction With Wilson Street Bradford.

Approved 07.12.2015

128960/FO/2020 - Erection of a single-storey detached building for educational use (Class F.1) comprising of classrooms, and associated facilities including ancillary offices and canopy linkway to the existing building, provision of additional car and cycle parking areas, drop off area, playground, landscaping, external works and servicing.

Connell Sixth Form College , 301 Alan Turing Way

Approved 15.03.2021

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site formed part of 'Beswick Hub' regeneration proposal which led to the delivery of a new college, leisure centre, retail, and sports research institute.

The wider area is mixed in character and comprises two storey residential properties located along Wilson Street to the south, and the buildings and structures associated with the Manchester City Football Club Academy complex to the north. To the immediate north and east of the site are MCFC training facilities , to the west (on the opposite side of Alan Turing Way) is the leisure centre, and to the south is the Sports research institute.

Previously approved scheme

Consent has been previously approved for the erection of a single-storey detached building for educational use (Class F.1) to the rear of the existing college building. The proposed educational building comprises classrooms, and associated facilities, including ancillary offices. A canopy linkway was proposed to connect to the existing building, and the scheme included the provision of additional car and cycle parking areas, drop off area, landscaping, external works and servicing. The building was designed to be contemporary in nature and would be comprised of materials which are present in the existing college building.

The proposed single storey building was linear in nature running north-south orientation to the rear of the existing Connell College building. The internal layout of the building comprised a central corridor and classrooms on either side at the southern section of the building, and a corridor with classrooms to the east, on the section of the proposed building which lies in close proximity to the rear of the existing college. The scheme was designed to provide additional teaching facilities for the 6th form college in the future. The accommodation was to be initially used to accommodate secondary school pupils whilst a new secondary school is being developed in Gorton.

The proposed building would only accommodate classrooms, staffroom, reception and associated offices. No kitchen facilities were proposed. The accommodation would be used in conjunction with the existing college facilities.

The approved scheme included three electric vehicle charging points and the passive provision for a further nine electric vehicle charging points.

Description of development

Consent is sought to vary the phrasing of Condition nos. 10 - Secure by Design, 12b - Drainage, 16b - Acoustic Insulation, 17b Acoustic insulation of external plant to change the required submission time from 'Prior to occupation' to 'Within 3 months of occupation', as there is not sufficient time to submit all the required information before the classroom accommodation is required to be occupied for the start of the new school year in September 2021.

Consultations & Notification Responses

Local residents and Local Businesses - No comments received .

Highway Services- It is assumed that the MCC Flood Risk Management Team will comment in relation to condition 12b.

MCC Highways have no objection.

Design for Security - Have advised that an officer is due to visit the site for a final inspection prior to the development being signed off and accredited. Once this visit has taken place, and the certificate has been issued, they will then be able to support the discharge of condition 10.

Environmental Health - 22.07.2021 .

Condition 16b (acoustic insulation) & Condition 17b (external plant)

Have no objections in regard to the alternative wording to 'prior to occupation', and advise that within 3 months of occupation is an unacceptable length of time to demonstrate that the

permitted uses (playground/MUGA and external plant respectively) are not causing disamenity to nearby residents. They suggest that the wording could be altered to 'prior to use'.

After Environmental Health officers were advised that in this instance occupation and use would be the same thing, as it is understood that the accommodation is needed for the September intake of pupils further comments were received on 30.07.2021 advising that that 3 months is not acceptable for the plant verification, however they can also confirm that this will not be required for the playground/MUGA therefore condition 16b can be discharged.

02.09.2021 - Officer have advised that maximum time scale of within two months of occupation would be accepted

Flood Risk Management - recommend the attachment of a condition to require that ' Within 3 months of occupation details of the implementation, maintenance and management of the sustainable drainage scheme should be 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:

- o Verification report providing photographic evidence of construction as per design drawings;
- o As built construction drawings if different from design construction drawings;
- o 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.

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'.

United Utilities - No comments received

Issues

Policy

NPPF

The National Planning Policy Framework (NPPF) was published in 2012 and revised in February 2019, and subsequently in July 2021

The aim of the NPPF is to ensure there is a presumption in favour of sustainable development and that positive planning solutions are found to ensure development is brought forward. The NPPF is a material consideration in planning decisions as outlined in Paragraph 2 of the NPPF and Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Sustainable development is broadly defined in Paragraph 8 of the NPPF as having three overarching objectives:

- a) An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting

to climate change, including moving to a low carbon economy.

The NPPF sets out Government planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF.

Paragraph 20 outlines that strategic policies should set out an overall strategy for the pattern, scale and quality of development and make sufficient provision for community facilities, such as health, education and cultural infrastructure.

Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way and should work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area.

Paragraph 54 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.

Paragraph 95 states that: It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Manchester Core Strategy (2012)

Relevant Policies SP1, EC1 , EC2, EC7, EN1, EN4, EN6, EN9. EN14, EN15, EN16, EN18, T1, T2 and DM1

Unitary Development Plan for the City of Manchester (1995)

Saved policy DC26

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. The Guide states the importance of creating a sense of place, high quality designs, and respecting the character and context of an area. The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance provides a framework for all development in the City and requires that the design of new development incorporates a cohesive relationship with the street scene, aids natural surveillance through the demarcation of public and private spaces and the retention of strong building lines and appropriate elevational detailing and strong design particularly to corner plots.

The previously approved proposal was considered to have been designed to reflect the sites context and relationships with the surrounding area provide strong built form and quality of elevational detailing and therefore accord with the principles of the Guide to Development SPD. The proposed revision does not affect this aspect of the approved scheme

East Manchester Strategic Regeneration Framework 2008 -2018

The East Manchester Strategic Regeneration Framework (SRF) was revised in November 2007. It identifies the progress made in East Manchester since 2001 but also sets out the strategic direction for the next 10 years in order to continue the holistic regeneration of the area.

The SRF identifies a number of priorities in Beswick including south of the new Academy the creation of a high-quality landscaped east/west street to improve connections with the Openshaw neighbourhood; and, environmental improvements should continue to be made along Alan Turing Way. These improvements should be aimed at improving the pedestrian environment, increasing the ease with which pedestrians can cross at junctions and greening the corridors over the long term.

The SRF identifies the Alan Turing Way road frontage as being suitable for high-quality commercial/mixed use development, displaying a strong and positive presence along the corridor.

Issues

Principle

The principle of educational use has already been established at the site by the previous planning approvals at the site, and the proposed development would contribute to the provision of school places in the local neighbourhood and surrounding area. The works would also contribute to employment and economic growth complying with Manchester Core Strategy policies EC1, EC2, EC3 and EC5, in terms of job retention and creation and provision of generating an educational use.

Coal Mining/ Ground Conditions

A revised Coal Mining Risk Assessment report (January 2021, prepared by Earth Environmental & Geotechnical Ltd) has been submitted to accompany the previously approved scheme. This report was informed by details of works carried out previously to investigate and remediate coal mining legacy affecting the application site and wider area.

The revised report confirmed that shafts 387397-004 and 387397-005 were successfully located, with the shaft columns subsequently grouted and concrete caps installed. It indicated that shaft 387397-006 was not located despite a probe drilling exercise having been carried out, but that a circular brick feature, was encountered and removed during the investigation works for shaft '006. The revised report indicated that shallow mine workings previously identified as a potential risk beneath the development area had also been stabilised.

It was noted that the revised report did not propose any further investigatory, remedial or mitigatory measures in respect of coal mining legacy.

In addition as a part of the previous planning application submission, a Phase 1 and Phase 2 Ground Investigation was carried out by Key Geo Solutions Ltd, with a report accompanying the application. The report highlighted that the site had been redeveloped since the previous site investigations with assumed remediation in accordance with previous strategies, which included the removal of made ground, or covered by hardstanding or 600mm "clean" soils in soft landscaping areas.

The recent site investigation (accompanying the earlier application) identified between 0.2m and 1.70m of made ground beneath which firm grey clay was recorded. The made ground was found to contain some contaminants present above their relevant limit for Inert Waste Landfill, and contamination testing of the made ground identified levels of arsenic, lead and mercury above that acceptable levels for Residential Properties without Home Grown Produce, and

elevated levels of cyanide within near-surface soils. Asbestos was also detected in two of the samples, The Ground Investigation report suggested that the development would not cause an increased impact on long term human health as the vented sub-floor void of the building along with sealed floors will mitigate against ground gas and volatile contamination, and the building, hardstanding and 600mm cover over soft-landscaped areas prevents direct contact, ingestion and the inhalation of dust and asbestos.

The report provided a series of recommendations, including a watching brief during groundworks in case different ground conditions from those anticipated were encountered, and suggested unless evidence could be provided in the form of construction details of the existing building or the AECOM Verification report, that basic gas protection measures were installed, and in addition the proposed building was designed to have a vented sub-floor space. A remediation strategy in relation to the proposed development was also been submitted during the consideration of that application. On the basis of the submitted documentation it was proposed to attach a condition to any approval to require the development to be implemented in accordance with the recommendations with the submitted reports and agreed remediation Strategy, and that a completion/ verification report was submitted.

There are no changes to this aspect of the approved scheme.

Visual Impacts

The site is well screened to the north and eastern boundaries by hedges, trees and fencing, the Manchester Institute of Health and Performance to the south beyond the car park and by the college to the west. As part of the previous approval it was considered that the proposed single storey contemporary building had been designed to take themes from the design of the adjacent college and would be appropriate to its setting.

The existing buildings on site comprise of a range of cladding types, including brick render and large curtain wall glazing. The previously approved building was design to comprise brick and render panels to compliment and mirror the materials used on the existing college. It was not considered that it would give rise to any significant impacts in regards to visual amenity. It was therefore considered that the design of the proposed development was appropriate in siting, layout, scale, form, massing and material in the context of the surrounding area, and therefore accords with policy DM1.

There are no changes to this aspect of the approved scheme.

Lighting

External luminaires, for security and emergencies, were proposed at each entrance to the extension to be controlled by time-clock and photo-cell. The supporting external lighting drawing illustrated the specific lighting figure proposed as well as the polar curve of the light spread which suggested no adverse impacts on neighbouring properties. It was considered that lighting scheme would not give rise to adverse impacts to the adjacent premises and training facilities. There are no changes to this aspect of the approved scheme.

Traffic

A Transport Statement accompanied the previously approved scheme. The submitted statement indicated that the proposed development access arrangements were not considered to have a significant impact in terms of sustainable travel, traffic impact and road safety. The report also suggested that the level of car parking and servicing provision was acceptable in regards to the nature and scale of the development and the character of the local area. The report concluded that both capacity and safety elements of the proposals was acceptable, and it

is predicted that the proposed secondary school development would not have a significant impact on the local highway network.

It was considered in terms of traffic impact and accessibility provision, that the proposed development would not give rise to significant impacts in terms of sustainable travel, traffic impact, road safety or the operation of the local highway.

There are no changes to this aspect of the approved scheme.

Car Parking/ Drop off arrangements

As the proposed accommodation will lead to an increase in the occupancy on the site both in terms of staff and student numbers, consideration was given as part of the previously approved scheme to increasing the level of off street parking provision within the site from 58 to 69 spaces, and also increased the number of spaces for disabled users from 3 to 4.

Confirmation was also provided that the proposed parking areas would be surfaced in permeable tarmac to aid the reduction of flow rates in regard to surface water drainage.

Three spaces were to have electric vehicle charging points with the infrastructure present to facilitate the provision of electric charging facilities to 9 additional spaces in the future. It was considered that the proposed increased levels of parking provision would reduce the potential for any vehicles to be parked on street in the wider area, and was an acceptable approach.

The submitted scheme was also designed to include traffic calming measures in the form of speed bumps to the existing circulation areas, with a drop off area being incorporated into the proposed scheme. This was enable parents of the secondary school children which are to be accommodated at this site for a temporary period to safely drop their children at school.

However, following concerns by Highway Services in regard to the design and operational safety of the proposed drop off area and a Risk Safety Audit being undertaken, the applicant was asked to revisit the geometric design of the proposed drop arrangement. It was therefore proposed to attach a condition in relation to this aspect of the scheme.

Discussions with Highways officers and planning officers had led to an agreed condition detailed to below:-

'Notwithstanding the car parking and drop off arrangements shown on plan ref: 180389 DGL 01 XX DR A 1160 rev.P3 (Proposed Site Plan) and 180389 DGL 01 XX DR A 1400 rev. P7 (Landscaping Plan), prior to the occupation of the educational accommodation hereby approved, finalised details of the car parking arrangement and any drop off facilities (including any off site highway works or TRO, if required) shall be submitted to the Coty Council as local planning authority. The approved scheme shall be implemented before the educational accommodation hereby approved is occupied'.

Reason - In the interests of pedestrian and highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

The above condition has been subsequently discharged on the basis that the development is implemented in accordance with the details shown on plan refs: LTP/4396/P1/01/01 A (Preliminary design); LTP/4396/P1/01/02 A (Preliminary design - swept path analysis); and content of the email from planning agent on 19th July 2021 confirming the retention of the 7 bay car park, drop-off and turning circle, before the educational accommodation is occupied, and would be retained in accordance with the approved details.

There are no changes to this aspect of the approved scheme.

Travel Plan

A Travel Plan was submitted in association with the previously approved scheme, which aimed to encourage travel by sustainable modes at the proposed development. It was recommended that this aspect of the scheme is conditioned, and this condition has subsequently been discharged on the basis that the development is implemented in accordance with Proposed Secondary School Travel Plan Final Issue 1C February 2021 received 12th February 2021. There are no changes to this aspect of the approved scheme.

Cycle Storage

The previously approved scheme included the provision of 14 additional cycle spaces at the site, leading to an overall provision of 136 spaces within the wider college site. A new cycle shelter would be created in proximity to the college building adjacent to one of the proposed additional parking areas in the southern part of the site. This would increase cycle provision at the site in a prominent location in order to ensure that it is well used. It was recommended that this aspect of the scheme is conditioned.

There are no changes to this aspect of the approved scheme.

Trees

The previously approved scheme involved the loss of 26 Category C immature trees, and two sections of a hedge which were planted when the college was built. However, four apple trees were to be transplanted from the car park area and relocated to the northeast of the site, 10 trees were to be retained within the site, and a further 23 trees were to be incorporated into the landscaped area to the rear of the proposed development. Details of the type and size of trees to be planted were shown on plan ref: 1235-01 rev.B in the Preliminary Ecological Appraisal. It was considered that the level of proposed tree planting would mitigate for those trees which are to be lost.

An Arboricultural Impact Assessment report was also provided in support of the earlier application which identified trees potentially affected by the development and provision of a scheme of protection was provided. It was recommended that this aspect of the scheme is conditioned.

There are no changes to this aspect of the approved scheme

Biodiversity/ Ecology

A Preliminary Ecological Appraisal Including a Protected Species Appraisal accompanies the previous application and included details of a survey conducted on 12th November 2020 by experienced ecologist. The survey consisted of an inspection for preferred habitat types and signs and evidence of protected and priority species. A local record search was also undertaken. The site was identified as having improved short amenity grassland with common grasses and herbaceous plants, scattered semi-mature trees, beech hedge, car park and footpaths.

The primary features of ecological value were the trees and hedge. There were no signs or evidence of protected, priority or rare species noted during the survey and the habitats were identified as being highly unlikely to support such species.

Within the conclusion of the report it was suggested that biodiversity could be improved at the site by the installation of bat and bird boxes on the building or on retained trees, and this aspect of the scheme was conditioned.

Furthermore , it was also recommended that a condition was attached to any approval to require that no works are undertaken to trees, shrubs or hedgerow 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 that no active bird nests are present.

There are no changes to this aspect of the approved scheme

Boundary treatment

The previously approved scheme involved the erection of 3.0 m moss green (RAL 6005) coloured weldmesh boundary treatment around the perimeter of the proposed play area and the smaller parking area. The visual amenity of the area would be maintained given that the fence is weldmesh and would allow for a view through the fencing over the soft landscaping.

There are no changes to this aspect of the approved scheme

Sustainability

The proposed new teaching block would be constructed using off site modular construction techniques. A fabric first approach was indicated with the use of Photovoltaic panels on the roof to improve energy efficiency as part of the previously approved scheme. The submission suggested that the modular construction product would give better thermal performance with elemental U values better than 0.15W/m²K at comparatively lower cost than traditional build, and better airtightness.

Furthermore, the approved building was designed to incorporate glazing to allow both air movement and good levels of daylight into the proposed building where possible, thus reducing the need for artificial lighting and mechanical ventilation. LED lighting with good lumen efficiency, together with energy efficient HVAC plant and controls, and low water use measures throughout the building were also proposed. The proposed development was designed to achieve a reduction in CO₂ emissions of 25%. The proposed development was designed to achieve 20% of energy demand to be met by renewable sources, to achieve this, a roof mounted photovoltaic array of 40m² was proposed. This allowed for a contribution of approximately 24% from renewable energy.

A BREEAM Pre assessment was submitted to accompany the previously approved scheme which suggested that a level of Very Good would be achievable. It was recommended that this aspect of the scheme was conditioned.

There are no changes to this aspect of the approved scheme

Flood Risk

Flood Risk Assessment has been carried out, as part of the previous approval, which identified the site as being located within a Flood Zone 1 area and a Critical Drainage Area. The report concluded that, subject to the implementation of a suitable SUDs strategy, the proposals are unlikely to have a significant impact upon local flood risk.

The flood risk assessment noted a very low risk of fluvial flooding, and a very low risk for surface water flooding.

The drainage system proposed was designed to allow for a discharge less than the existing surface water runoff, when considering a 1in100 year storm, with an additional 40% allowance for climate change.

Based on the information reviewed and taking account the proposed mitigation measures, it was considered that the overall risk to the proposed development from flooding was low. With the implementation of a suitable SuDs strategy, the proposal was considered unlikely to have a significant impact on local flood risk.

There are no changes to this aspect of the approved scheme.

Drainage

The previously approved scheme comprised a new building, rear playground, and additional permeable paved car parking within the existing Connell Co-op College grounds. The surface water run-off from the existing college building and external areas drain off-site to the public sewers located in Wilson Street to the south of the site and the foul drainage drains into the public foul sewer to the west. The general site levels fall towards the south and east.

The location of the new building is over the line of the existing surface water drain and therefore this would be routed around the proposed development and the existing flows allowed to pass forward. The submitted SuDS Design Strategy Statement accompany the previous approval stated that the car parking would be permeable to provide attenuation and water quality benefits,; that the existing linear surface channel between the existing and proposed buildings would be diverted into the new system as it locally needed to be routed to the north due to the diversion.

Furthermore, that the new connections were designed to balance the flows across the full network, and would avoid exacerbating flood risk issues that are present in the existing network. Based on this modelling a 48m² x 1.5m deep geo-cellular attenuation tank with a 188mm orifice plate flow control, together with the additional permeable car parking areas and turning area were shown to limit the proposed discharge rates from the total site to less than the existing discharge rates.

Following further discussions with Flood Risk Management officers as part of the previously approved scheme, it was proposed that a condition was attached to require that the development was implemented in accordance with the drainage plan ref: 20-315-DR001 Rev 02, dated 11/03/2021, and the Addendum to SuDS Design Strategy Statement', dated 12/03/2021, the 'Connell Co-op College - SuDS Design Strategy Statement', received on 22 December 2020, and plan refs: 20-315-DR004, and 20-315-DR003, dated December 2020. A further condition was also required in regard to the implementation of the drainage scheme, and evidence demonstrating maximised consideration of green SuDS components before the occupation of the school accommodation, and the on-going maintenance and management of the sustainable drainage scheme.

There are no changes to the approved surface water drainage scheme.

In relation to condition 12 a which required the submission of evidence demonstrating maximised consideration of green SuDS components, this has been subsequently discharged on the basis that development is implemented in accordance with the drainage information shown on plan ref:1235-01 rev. F (Soft Works incorporating rain gardens); the Landscape Specification for soft landscaping at Connell College; the Green SuDS Statement A; and plan ref :20-315-DR001 rev.03 (Preliminary Drainage Layout) received 3rd June 2021, have been examined together with plan refs: 20-315-DR003 (Preliminary Drainage Details Sheet 1 of 2) and 20-315-DR004 rev.02 (Preliminary Drainage Details Sheet 2 of 2) received 7th July 2021.

Consent is sought to extend the timeframe to comply with part b of condition no.12, to 3 months after occupation of the classroom accommodation, as a CCTV drainage report at the end of the project to verify the drainage is required, and will not be carried out until close to handover of the development. This means that the developer will not be able to submit condition 12b (part 2) prior to occupation. In view that the Flood Risk Management officers have not raised any objection to this approach is proposed to re-phrase the condition accordingly.

Air Quality

The previously approved scheme application was accompanied by an Air Quality report . The air quality impacts associated with the proposed expansion of the existing Connell Co-op College in Manchester were assessed. The development would provide a new school block containing 10 classrooms, together with associated car parking.

The proposed development is located approximately 80 m from Alan Turing Way (A6010) and approximately 100 m from Wilson Street, in a location where pollutant concentrations will be close to background levels. The proposed development would only generate a small volume of additional traffic on the local road network, and the assessment had shown that there will be no significant impact on local air quality. Overall, the operational air quality effects of the proposed development were judged to be 'not significant'.

Furthermore, the existing cycle storage provision at the site would be increased by 14 additional spaces to provide a total of 136 secure cycle spaces, which would be available to users of the existing college and the proposed classroom accommodation. This together with the provision of 3 Electric vehicle charging points, and the passive provision for a further nine electric vehicle charging point was considered to be a satisfactory approach and was conditioned.

The air quality effects of the proposed works were judged to be 'not significant' with the proposals consistent with the NPPF, and policy EN16.

There are no changes to this aspect of the approved scheme.

Noise

The impacts of noise from the proposed works were assessed as part of the previously approved scheme. The Assessment concluded that noise should not present a constraint to the granting of planning permission for the development of the site, subject to a suitable worded planning condition. Given the comments of Environmental Health officers at that time, it was recommended that the acoustic insulation conditions were attached to any planning approval. There are no changes to this aspect of the approved scheme.

Consent is sought to change the wording for timeframe for condition no.16b to 'within 3 months of occupation', due to the verification reports not being able to be carried out until close to the handover of the project. Environmental Health officers, however have subsequently advised that condition no.16b can be discharged as part of this application submission .

Consent is sought to change the wording for timeframe for condition no.17b to 'within 3 months of occupation', due to the verification reports not being able to be carried out until close to the handover of the project. Following concerns from Environmental Health officers about potential impacts to residents on Wilson Street from noise from external plant if the timeframe were to be extended to three months post occupation, the planning agent confirmed that was anticipated that the external plant would be up and running in one weeks' time from the date of their correspondence . This means that they would be able to request to carry out a background noise criteria assessment survey for condition 17b as soon as the plant is operational. The agent also anticipated that they would receive the survey within a weeks' time from then. Based on the above information, the agent is aiming to submit an application to discharge condition 17b by mid-September 2021. The content of the correspondence has been discussed with appropriate officers who have subsequently advised that the maximum time frame of two month would be accepted. However, the planning agent has subsequently advised that the timeframe for condition no.17b could be reduced to 'within 1 month of occupation, and it is therefore proposed to revise the phrasing of condition no.17b accordingly.

Disabled Access

All thresholds between the building and external area would be flush, and ramped access is proposed where required, due to the changes in levels on the site.

Accessible toilets have been incorporated into the building, and the planning agent has indicated that the interior has been designed with highly legible circulation routes. This is considered to be an acceptable approach.

There are no changes to this aspect of the approved scheme.

Archaeology

During pre-application discussions relating to the previously approved scheme, the Greater Manchester Archaeological Advisory Service (GMAAS) had advised that an Archaeological desk-based assessment was prepared for the 2013 application although planning policies have changed since the original applications, so has much of the landscape in the area, particularly on the application site. The GMAAS confirmed that their understanding of the area's archaeology and history was well understood and as such considered that no further archaeological mitigation was necessary.

There are no changes to this aspect of the approved scheme.

Security

The planning agent has indicated that due to Secure by Design officer needing to visit site 2 weeks prior completion, it does not give them sufficient enough time to discharge condition 10 prior to the school taking occupation. They have sought to vary the timeframe for this aspect of the scheme to require evidence of secure by design accreditation to be submitted within three months occupation. To support the requested re-phrasing they have submitted a document on the colleges policy on the use of CCTV, and a site security and access control system spread sheet. As the proposed classroom accommodation is within the site of an existing college and would be located within the existing high weldmesh boundary treatment , and the GMP Secure by Design officers have advised that an officer is due to visit the site for a final inspection prior to the development being signed off and accredited, it is considered that allowing an additional three months after the occupation of the proposed accommodation to submit evidence that the development has achieved design for security accreditation is not considered to give rise to significant impacts in connection with security .

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights

posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Matters relating to the timeframe sought in relation to condition no.17b and the need to safeguard the residential amenity of local residents was raised with the planning agent, and appropriate conditions are proposed. The proposal is considered to be acceptable and has therefore been determined in a timely manner.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of two years 6 months 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:

Plan refs: 180389 DGL 01 XX DR A 1120 rev.P2 (Site Location Plan);
1800389 DGL 01 XX DR A 1150 rev.P1 (Existing Site Plan);
plan ref: 180389-DGL-01-XX-DR-A-1160 (P3) (Proposed Site Plan)(Notwithstanding the pupil drop off facility shown);

180389 DGL 01 00 DR A 2000 rev. P7(General Arrangement Plan);
180389 DGL 01 01 DR A 2001 rev.P2 (Proposed Context General Arrangement Plan);
180389 DGL 01 RF DR A 2020 rev. P1 (Roof Plan);
180389 DGL 01 ZZ DR A 2100 rev.P4 (Elevations);
180389 DGL 01 XX DR A 2101 rev.P2 (Proposed Context Elevations);
180389 DGL 01 ZZ DR A 2102 rev.P2 (External Lighting Elevations);
180389 DGL 01 ZZ DR A 2300 rev.P1 (Indicative Site Sections);
180389 DGL 01 XX VS A 2201 rev.P1 (3D Visuals sheet 1);
180389 DGL 01 XX VS A 2202 rev.P1 (3D Visuals sheet 2);

UNV/WAR/6000/STD 100 rev.A (General Arrangement of Broxap's standard 6m 'Wardale' Shelter;

180389 GL 01 XX DR A 1400 rev.P9 (Proposed landscaping plan) (Not withstanding the pupil drop off facility shown);

180389 DGL 01 XX DR A 1401 (Proposed bin storage arrangements);
180389 DGL XX XX DR A 1402 (Fence Elevation);
Design and Access Statement;
BREEAM Pre-Assessment;
Environmental Standards Statement (ref: 180389-DGL-XX-XX-SP-A-8650);
Preliminary Ecological Appraisal, and plan ref: 125-01 rev. B (Planting Plan), and landscaping specifications;

Crime Impact Assessment dated 11.11.2020;
External Materials document;
Planning Statement;
SuDS Design Strategy Statement;
Underground Utility Service Plan ref: 03661 rev.001;
Noise Assessment version 1 dated 13 November 2020;
Arboricultural Impact Assessment 11 December 2020;
Flood Risk Assessment 11 December 2020;
Existing Drainage layout plan ref: 20-315-DR002
Preliminary Drainage Details Sheet 1 of 2 ref: 20-315 -DR003;
Preliminary Drainage Details Sheet 2 of 2 ref: 20-315 -DR004;
Combined Phase 1 Desk Study & Phase 2 Report on Ground Investigation
(November 2020);
Waste Management Strategy;
Site Waste Management Plan;
received by the City Council, as Local Planning Authority, on the 22 December 2020

Coal Mining Risk Assessment report ref: A3823/20 dated January 2021 received 3rd February 2021;
Email from planning agent 9th February 2021 relating to trip distribution information, and attached traffic flow diagram;

Plan ref: DGL 01 XX DR A 1170 rev.P3 (Site Logistics Plan) and Construction Logistics Management Plan documents received 10th February 2021;
Plan ref: DGL 01 XX DR A 1403 (Parking Provision Plan) received 11th February 2021;

Proposed Secondary School Transport Assessment Final Issue 1C February 2021; Proposed Secondary School Travel Plan Final Issue 1C February 2021 received 12th February 2021;

Document refs: 20-315-L-001 Remediation- Discovery Strategy- Key Geosolutions Ltd- February 2021 ; 20-315-D-001 (Rev 01)- Gas Protection Measures- Key Geosolutions Ltd- February 2021; and Road Safety Audit Ref: 4396 Connell Co-op College Manchester RSA1-2 Final (Connell Co-op College Stage 1/2 Road Safety Audit, February 2021) received 22nd February 2021;

J4387 F2 - Air Quality Consultants- Air Quality Assessment: Connell Co-op College, Manchester February received 24th February 2021;

Email from the planning agent confirming the colouration of the framework forming the cycle shelter, and hours of operation relating to the proposed teaching accommodation on 8th March 2021.

Preliminary Drainage layout ref : 20-315-DR001 rev.01 received 9th February 2021
Plan ref: 20-315-DR001 Rev 02, dated 11/03/2021 received 12th March 2021
'Addendum to SuDS Design Strategy Statement', Ref: 20-315-L-001 dated 12/03/2021 received 12th March 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) The development shall be carried out in accordance with the materials specified in the Materials document received 22.12.2020 in the locations shown on plan refs: 180389 DGL 01 ZZ DR A 2100 rev.P4 (Elevations);
180389 DGL 01 XX DR A 2101 rev.P2 (Proposed Context Elevations);
180389 DGL 01 XX VS A 2201 rev.P1 (3D Visuals sheet 1);
180389 DGL 01 XX VS A 2202 rev.P1 (3D Visuals sheet 2);

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 Manchester Core Strategy (2012).

4) The development hereby approved shall be implemented in accordance with Construction Logistics Management Plan documents and plan ref: DGL 01 XX DR A 1170 rev.P3 (Site Logistics Plan) received 10th February 2021.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

5) The development hereby approved shall be implemented in accordance with Proposed Secondary School Travel Plan Final Issue 1C February 2021 received 12th February 2021.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

6) The development shall be implemented in accordance with the details shown on plan refs: LTP/4396/P1/01/01 A (Preliminary design); LTP/4396/P1/01/02 A (Preliminary design - swept path analysis); and content of the email from planning agent on 19th July 2021 confirming the retention of the 7 bay car park, drop-off and turning circle, before the educational accommodation hereby approved is occupied, and shall be retained in accordance with the approved details.

Reason - In the interests of pedestrian and highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

7) The cycle storage shall be carried out in accordance with drawings: 180389 GL 01 XX DR A 1400 rev.P9 (Proposed landscaping plan); and UNV/WAR/6000/STD 100 rev.A (General Arrangement of Broxap's standard 6m 'Wardale' Shelter received by the City Council, as Local Planning Authority, on the 22 December 2020, and email from the planning agent confirming the colouration of the framework forming the shelter on 8th March 2021 .The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1 and DM1 of the Manchester Core Strategy (2012).

8) The car parking, as indicated on plan ref: 180389 DGL 01 XX DR A 1160 rev.P3 (Proposed Site Plan) (notwithstanding the drop off arrangement)and 180389 DGL 01 XX DR A 1400 rev. P9 (Landscaping Plan) (notwithstanding the drop off arrangement), shall be surfaced in permeable tarmac , demarcated and made available for use prior to any part of the site or the building hereby approved being occupied. The car parking areas shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies SP1 , T1 and DM1 of the Manchester Core Strategy (2012).

9) Within six months of the first occupation of the development hereby permitted a Post Construction Review Report shall be carried out by an independent assessor licenced by the Building Research Establishment and a Certificate shall be submitted to the City Council as Local Planning Authority which demonstrates that the development has been constructed to meet a minimum standard of 'Very Good' BREEAM rating'.

Reason - In order to minimise the environmental impact of the development by securing a reduction in CO2 emissions and by incorporating sustainable construction techniques pursuant to policies EN6 and DM1 of the Manchester Core Strategy (2012).

10) The development shall be carried out in accordance with the Crime Impact Assessment dated 11.11.2020, in particular, sections two, three and four, received by the City Council, as Local Planning Authority, on 22nd December 2020. The development shall only be carried out in accordance with these approved details. Within 3 months of the date of occupation, written confirmation of the development achieving Secured by Design accreditation, shall be submitted to 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.

11) The surface water drainage system must be implemented in accordance with the following documents:

- Plan ref: 20-315-DR001 Rev 02, dated 11/03/2021;
- 'Addendum to SuDS Design Strategy Statement', Ref: 20-315-L-001 dated 12/03/2021;
- 'Connell Co-op College - SuDS Design Strategy Statement' received 22 December 2020;
- Plan ref: 20-315-DR004, dated December 2020;
- Plan ref: 20-315-DR003, dated December 2020.

Reason- To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and NPPG and policies EN08 and EN14 of the Manchester Core Strategy (2012).

12) a) The development hereby approved shall be implemented in accordance with the drainage information shown on plan ref:1235-01 rev. F (Soft Works incorporating rain gardens); the Landscape Specification for soft landscaping at Connell College ; the Green SuDS Statement A; and plan ref :20-315-DR001 rev.03 (Preliminary Drainage Layout) received 3rd June 2021, have been examined together with plan refs: 20-315-DR003 (Preliminary Drainage Details Sheet 1 of 2) and 20-315-DR004 rev.02 (Preliminary Drainage Details Sheet 2 of 2) received 7th July 2021.

b) Within 3 months of occupation of the development , details of the implementation, maintenance and management of the sustainable drainage scheme should be 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:

- o Verification report providing photographic evidence of construction as per design drawings;
- o As built construction drawings if different from design construction drawings;
- o 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.

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 pursuant to policy EN14 of the Manchester Core Strategy (2012).

13) The boundary treatment, as indicated on plan refs: 180389 DGL 01 XX DR A 1400 rev. P9 (Landscaping Plan) and 180389 DGL XX XX DR 1402 (Fencing Elevation), shall be implemented prior to the first use of the development. The boundary treatment shall thereafter be retained and maintained in accordance with those details.

Reason - In the interest of visual amenity and security of the site pursuant to policy DM1 of the Manchester Core Strategy (2012).

14) 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 - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

15) The premises shall not be open outside the following hours:-

Mondays to Fridays 07:00 to 19:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

16) The development shall be implemented in accordance with the Inacoustic- Connell Co-op College - Noise Assessment for Planning Condition Discharge version 2 (dated 05/03/21) received 19th April 2021.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

17) a) The development shall be implemented in accordance with the Inacoustic- Connell Co-op College - Noise Assessment for Planning Condition Discharge version 2 (dated 05/03/21) received 19th April 2021, in regard to the proposed external plant to be installed complying with the requirement for the rating level to be 5dB below the typical background level at the nearest noise sensitive location.

b) Within one month of 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 acoustic report. The report shall also undertake post completion testing to confirm that the noise 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 nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

18) The storage and disposal of refuse shall be implemented in accordance with the details in letter dated 7th July 2021 from the planning agent confirming the colleges existing bin arrangements ; plan ref: 180389-DGL-01-XX-DR-A-1401(Proposed Bin Store Arrangement) ; and Waste and recycling report reference: Connell College Waste 1st Dec 2020 -31st May 2021. The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained in accordance with these details.

Reason - In order to ensure appropriate waste management arrangements are put in place at the development pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

19) The development shall be implemented in accordance with the measures in J4387 F2 - Air Quality Consultants- Air Quality Assessment: Connell Co-op College, Manchester February received 24th February 2021; in particular the provision of electric vehicle charging points and passive provision for future electric charging point provision in Chapter 7 in the locations on plan ref: 180389 DGL 01 XX DR A 1400 rev. P9 (Landscaping Plan), and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

20) a) The development shall be implemented in accordance with the content of document refs: 20-315-L-001 Remediation- Discovery Strategy- Key Geosolutions Ltd- February 2021 ; 20-315-D-001 (Rev 01)- Gas Protection Measures- Key Geosolutions Ltd- February 2021; and the Combined Phase 1 Desk Study & Phase 2 Report on Ground Investigation (November 2020).

b) The development shall be carried out in accordance with the previously agreed Remediation Strategy and the submitted Gas Membrane Installation Verification report by Key Geosolutions Limited ref: 21-279-R-001 rev.1 dated 12.07.2021

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Additionally, that the current works shall not compromise the protection afforded by earlier remedial measures the existing development has had installed as part of Planning Permission 101426/OO/2013/N2, pursuant to EN18 of the Manchester Core Strategy (2012).

21) The hard and soft landscaping shall be carried out in accordance with drawing DGL 01 XX DR A 1400 rev.P9 (Proposed landscaping plan) and plan ref: 125-01 rev. B (Planting Plan) and landscape specifications in the Preliminary Ecological Appraisal.

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

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 and DM1 of the Manchester Core Strategy (2012).

22) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plan ref: DGL 01 XX DR A 1400 rev.P9 (Proposed landscaping plan) 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 Appendix 6 protective fencing in the locations shown on Appendix 5 Tree constraints plan ref:680-03 rev.A in the Arboricultural Impact Assessment, 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 Manchester Core Strategy (2012).

23) No works to trees, shrubs or hedgerow 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 that no active bird nests are present. Any such written confirmation should be submitted to the local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Manchester Core Strategy (2012).

24) The development hereby approved shall be implemented in accordance with the bird and bat boxes, and sparrow terrace specified in paragraph 5.2.2 of the Preliminary Ecological Appraisal (Including a Protected Species Appraisal & BREEAM Assessment) for Proposed Development report to be located as shown on landscaping plan ref: DGL 01 XX DR A 1400 rev.P9. The approved scheme shall be implemented prior to first occupation of the development and shall be retained thereafter.

Reason - In order to improve biodiversity within the site, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

Informatives

1) The applicant is reminded that, under the Wild Mammal (Protection) Act 1996 it is an offence to inflict unnecessary suffering to wild mammals such as hedgehog. Planning consent does not provide a defence against prosecution under this act. Should a hedgehog be found a suitable hedgehog rescue organisation should be contacted to remove and protect the hedgehog.

2) Manchester City Council records highlight that the underground Black Brook is located within close proximity to the site (approximately >20m to the north of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

3) Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will be required.

4) The proposal would result in an increase in the total number of car park spaces. Evidence of pollution control measures has been presented by the applicant. These measures should be maintained through to finalised design.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC

Flat 2, 24 Colliery Street, Bradford, Manchester, M11 2AP
Flat 1, 24 Colliery Street, Bradford, Manchester, M11 2AP
48 Colliery Street, Bradford, Manchester, M11 2AP
82 Bosworth Street, Manchester, M11 3AW
3 Attewell Street, Manchester, M11 2BX
6 Stopley Walk, Manchester, M11 2AQ
35 Colliery Street, Bradford, Manchester, M11 2AW
Top Flat, 48 Colliery Street, Bradford, Manchester, M11 2AP
58 Wilson Street, Beswick, Manchester, M11 2AZ
80 Bosworth Street, Manchester, M11 3AW
48 Wilson Street, Beswick, Manchester, M11 2AZ
56 Wilson Street, Beswick, Manchester, M11 2AZ
60 Wilson Street, Beswick, Manchester, M11 2AZ
54 Wilson Street, Beswick, Manchester, M11 2AZ
52 Wilson Street, Beswick, Manchester, M11 2AZ
46 Wilson Street, Beswick, Manchester, M11 2AZ
East Manchester Leisure Centre, 189 Grey Mare Lane, Manchester, M11 3ND
Five Oaks Family Practice, Oak House, 47 Graham Street, Manchester, M11 3BB
Five Oaks Pharmacy, 400 Alan Turing Way, Manchester, M11 3BE
Flat B, 36 Colliery Street, Bradford, Manchester, M11 2AP
Flat A, 36 Colliery Street, Bradford, Manchester, M11 2AP
214 Grey Mare Lane, Manchester, M11 3AJ
74 Bosworth Street, Manchester, M11 3AW
218 Grey Mare Lane, Manchester, M11 3AJ
2 Ridings Street, Bradford, Manchester, M40 2BR
5 Windermere Close, Manchester, M11 2PH
14 Colliery Street, Bradford, Manchester, M11 2AP
32 Goole Street, Manchester, M11 2AX
216 Grey Mare Lane, Manchester, M11 3AJ
84 Bosworth Street, Manchester, M11 3AW
72 Bosworth Street, Manchester, M11 3AW
45 Selby Street, Manchester, M11 2BY
32 Colliery Street, Bradford, Manchester, M11 2AP
37 Colliery Street, Bradford, Manchester, M11 2AW
29 Colliery Street, Bradford, Manchester, M11 2AW
64 Wilson Street, Beswick, Manchester, M11 2AZ
66 Wilson Street, Beswick, Manchester, M11 2AZ
51 Selby Street, Manchester, M11 2BY
5 Outrington Drive, Manchester, M11 2BD
68 Wilson Street, Beswick, Manchester, M11 2AZ
9 Attewell Street, Manchester, M11 2BX
4 Stopley Walk, Manchester, M11 2AQ
4 Herne Street, Manchester, M11 2AH
12 Churchfield Walk, Manchester, M11 2BA
50 Colliery Street, Bradford, Manchester, M11 2AP
40 Colliery Street, Bradford, Manchester, M11 2AP

434 Mill Street, Manchester, M11 2AE
467 Mill Street, Manchester, M11 2AD
54 Goole Street, Manchester, M11 2AX
52 Goole Street, Manchester, M11 2AX
27 Goole Street, Manchester, M11 2AU
127 Clayton Lane, Manchester, M11 2AS
38 Colliery Street, Bradford, Manchester, M11 2AP
16 Colliery Street, Bradford, Manchester, M11 2AP
14 Goole Street, Manchester, M11 2AX
53 Selby Street, Manchester, M11 2BY
31 Goole Street, Manchester, M11 2AU
28 Wilson Street, Beswick, Manchester, M11 2AZ
27 Colliery Street, Bradford, Manchester, M11 2AW
Unit 3, Wilson Street, Beswick, Manchester, M11 2AZ
Unit 1, Wilson Street, Beswick, Manchester, M11 2AZ
58 Goole Street, Manchester, M11 2AX
34 Goole Street, Manchester, M11 2AX
7 Attewell Street, Manchester, M11 2BX
51 Goole Street, Manchester, M11 2AU
26 Colliery Street, Bradford, Manchester, M11 2AP
424 Mill Street, Manchester, M11 2AE
21 Winslow Street, Manchester, M11 2AY
12 Goole Street, Manchester, M11 2AX
42 Colliery Street, Bradford, Manchester, M11 2AP
23 Winslow Street, Manchester, M11 2AY
17 Winslow Street, Manchester, M11 2AY
28 Goole Street, Manchester, M11 2AX
22 Goole Street, Manchester, M11 2AX
16 Goole Street, Manchester, M11 2AX
VAN PARTS LIMITED, Unit 4, Wilson Street, Beswick, Manchester, M11 2AZ
78 Bosworth Street, Manchester, M11 3AW
44 Wilson Street, Beswick, Manchester, M11 2AZ
25 Colliery Street, Bradford, Manchester, M11 2AW
Unit 2, Former Polytech, Clayton Lane, Manchester, M11 2AG
Police Station, Grey Mare Lane, Manchester, M11 3AZ
72 Wilson Street, Beswick, Manchester, M11 2AZ
22 Wilson Street, Beswick, Manchester, M11 2AZ
469 Mill Street, Manchester, M11 2AD
50 Wilson Street, Beswick, Manchester, M11 2AZ
4 Windermere Close, Manchester, M11 2BB
432 Mill Street, Manchester, M11 2AE
463 Mill Street, Manchester, M11 2AD
5 Winslow Street, Manchester, M11 2AY
3 Windermere Close, Manchester, M11 2PH
37 Goole Street, Manchester, M11 2AU
29 Goole Street, Manchester, M11 2AU
46 Colliery Street, Bradford, Manchester, M11 2AP
11 Winslow Street, Manchester, M11 2AY
49 Goole Street, Manchester, M11 2AU
10 Churchfield Walk, Manchester, M11 2BA
Former Polytech, Clayton Lane, Manchester, M11 2AG
430 Mill Street, Manchester, M11 2AE
1 Winslow Street, Manchester, M11 2AY
Ground Floor Flat, 48 Colliery Street, Bradford, Manchester, M11 2AP

49 Selby Street, Manchester, M11 2BY
1 Attewell Street, Manchester, M11 2BX
2 Herne Street, Manchester, M11 2AH
8 Churchfield Walk, Manchester, M11 2BA
33 Goole Street, Manchester, M11 2AU
12 Colliery Street, Bradford, Manchester, M11 2AP
426 Mill Street, Manchester, M11 2AE
3 Winslow Street, Manchester, M11 2AY
38 Goole Street, Manchester, M11 2AX
7 Windermere Close, Manchester, M11 2PH
15 Winslow Street, Manchester, M11 2AY
43 Goole Street, Manchester, M11 2AU
8 Colliery Street, Bradford, Manchester, M11 2AP
34 Colliery Street, Bradford, Manchester, M11 2AP
47 Selby Street, Manchester, M11 2BY
70 Wilson Street, Beswick, Manchester, M11 2AZ
62 Wilson Street, Beswick, Manchester, M11 2AZ
41 Goole Street, Manchester, M11 2AU
Unit 2, Wilson Street, Beswick, Manchester, M11 2AZ
50 Goole Street, Manchester, M11 2AX
76 Bosworth Street, Manchester, M11 3AW
70 Bosworth Street, Manchester, M11 3AW
86 Bosworth Street, Manchester, M11 3AW
220 Grey Mare Lane, Manchester, M11 3AJ
Manchester Institute Of Health And Performance, 299 Alan Turing Way, Manchester, M11 3BS
MANCAB (UK)LIMITED, Unit 4, Former Polytech, Clayton Lane, Manchester, M11 2AS
Unit 1, Former Polytech, Clayton Lane, Manchester, M11 2AG
Unit 3, Former Polytech, Clayton Lane, Manchester, M11 2AG
Market Adjacent 185, Grey Mare Lane, Manchester, M11 3DQ
Flat 2, 60 Goole Street, Manchester, M11 2AX
Flat 1, 60 Goole Street, Manchester, M11 2AX
10 Colliery Street, Bradford, Manchester, M11 2AP
9 Windermere Close, Manchester, M11 2PH
2 Colliery Street, Bradford, Manchester, M11 2AP
11 Windermere Close, Manchester, M11 2PH
1 Windermere Close, Manchester, M11 2PH
44 Colliery Street, Bradford, Manchester, M11 2AP
4 Colliery Street, Bradford, Manchester, M11 2AP
28 Colliery Street, Bradford, Manchester, M11 2AP
18 Colliery Street, Bradford, Manchester, M11 2AP
20 Colliery Street, Bradford, Manchester, M11 2AP
22 Colliery Street, Bradford, Manchester, M11 2AP
8 Goole Street, Manchester, M11 2AX
6 Goole Street, Manchester, M11 2AX
9 Winslow Street, Manchester, M11 2AY
27 Winslow Street, Manchester, M11 2AY
36 Goole Street, Manchester, M11 2AX
24 Goole Street, Manchester, M11 2AX
18 Goole Street, Manchester, M11 2AX
25 Winslow Street, Manchester, M11 2AY
10 Goole Street, Manchester, M11 2AX
26 Goole Street, Manchester, M11 2AX
20 Goole Street, Manchester, M11 2AX
471 Mill Street, Manchester, M11 2AD

30 Colliery Street, Bradford, Manchester, M11 2AP
Bungalow Annex, 187 Grey Mare Lane, Manchester, M11 3ND
40 Wilson Street, Beswick, Manchester, M11 2AZ
6 Windermere Close, Manchester, M11 2BB
39 Goole Street, Manchester, M11 2AU
26 Wilson Street, Beswick, Manchester, M11 2AZ
2 Windermere Close, Manchester, M11 2BB
6 Churchfield Walk, Manchester, M11 2BA
2 Churchfield Walk, Manchester, M11 2BA
129 Clayton Lane, Manchester, M11 2AS
420 Mill Street, Manchester, M11 2AE
7 Winslow Street, Manchester, M11 2AY
56 Goole Street, Manchester, M11 2AX
4 Goole Street, Manchester, M11 2AX
2 Goole Street, Manchester, M11 2AX
4 Churchfield Walk, Manchester, M11 2BA
21 Colliery Street, Bradford, Manchester, M11 2AW
428 Mill Street, Manchester, M11 2AE
23 Colliery Street, Bradford, Manchester, M11 2AW
5 Attewell Street, Manchester, M11 2BX
422 Mill Street, Manchester, M11 2AE
38 Wilson Street, Beswick, Manchester, M11 2AZ
36 Wilson Street, Beswick, Manchester, M11 2AZ
8 Stopley Walk, Manchester, M11 2AQ
47 Goole Street, Manchester, M11 2AU
13 Winslow Street, Manchester, M11 2AY
19 Winslow Street, Manchester, M11 2AY
33 Colliery Street, Bradford, Manchester, M11 2AW
31 Colliery Street, Bradford, Manchester, M11 2AW
St Brigids RC Primary School, Grey Mare Lane, Manchester, M11 3DR
34 Wilson Street, Beswick, Manchester, M11 2AZ
18 Wilson Street, Beswick, Manchester, M11 2AZ
45 Goole Street, Manchester, M11 2AU
24 Wilson Street, Beswick, Manchester, M11 2AZ
20 Wilson Street, Beswick, Manchester, M11 2AZ
30 Wilson Street, Beswick, Manchester, M11 2AZ
1 Outrington Drive, Manchester, M11 2BD
32 Wilson Street, Beswick, Manchester, M11 2AZ
55 Selby Street, Manchester, M11 2BY
3 Outrington Drive, Manchester, M11 2BD
2 Stopley Walk, Manchester, M11 2AQ
35 Goole Street, Manchester, M11 2AU
6 Colliery Street, Bradford, Manchester, M11 2AP
465 Mill Street, Manchester, M11 2AD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH2