

Our Ref: 784-B118318

Your Ref: PP-10076874

FAO: Sue Wills

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

27 July 2021

Dear Sue,

**SUBJECT: CO-OP BELLE VUE ACADEMY, HYDE ROAD, GORTON, MANCHESTER, M12 5AL
APPLICATION TO DISCHARGE CONDITIONS ON PERMISSION 129076/FO/2021**

On behalf of our client, Sir Robert McAlpine Construction, we have been instructed to submit an application to discharge planning conditions associated with planning permission 129076/FO/2021 at the above site. Permission on the site was granted on 28th April 2021 for the following development description:

"CITY COUNCIL DEVELOPMENT Erection of a part three, part two storey detached school building (Class F1) with associated sports facilities, access, car parking arrangements, landscaping and boundary treatments following the demolition of existing cinema building"

The conditions associated with this permission which are requested to be discharged as part of this application submission are:

- Condition 9: Off-site highway works;

This application is accompanied with supporting documents and information which are identified in detail further in this letter. The fee in the amount of £116 has been paid for via the Planning Portal's online payment system.

Condition 9 – Off-site Highway Works

Condition 9 reads as follows;

'9) Within 3 months of the date of the permission hereby approved full detailed designs (including specifications) of all off site highways works, including the incorporation of a pedestrian phase to the crossing at the junction of Hyde Road/Belle Vue Street to facilitate green man facilities across all arms of the junction (which may be necessary to include SCOOT infrastructure to the access arm of the Hyde Road/Belle Vue Street junction and updating of the local SCOOT network); any Traffic Regulation Orders, including school entrance markings on Kirkmanshulme Lane; guard railing at pedestrian entrances and to guide pedestrians to safe crossing points; dropped kerbs and tactile paving across the proposed Kirkmanshulme entrance; and traffic calming to Kirkmanshulme Lane (which may be necessary to include, a pedestrian crossing, speed cushions/buildouts, drop-off and pick-up bay, TROs, cycle facilities, electronic speed warning signs and footway resurfacing), shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, prior to the school accommodation being brought into use.'

The application is accompanied by the following supporting plans:

- Northern Entrance General Arrangement – Dwg no. 100.21012-ACE-00-XX-DR-C-02200 Rev P2; and
- Southern Entrance General Arrangement – Dwg no. 100.21012-ACE-00-XX-DR-C-02205 Rev P2.

The condition requires the submission for approval of full detailed designs for all off-site highway works associated to the approved scheme. This is identified as including details in respect to the pedestrian infrastructure to be implement around the Hyde Road/Belle Vue Street junction as well as the measures to be incorporated on Kirkmanshulme Lane to support traffic calming and pedestrian accessibility and safety.

At the Hyde Road junction, signalised pedestrian crossing points are shown to be incorporated across all arms of the highway to facilitate safe pedestrian access. Measures to be incorporated on Kirkmanshulme Lane to aid pedestrian accessibility and safety include for a pedestrian island to be installed and proposed highway build-outs to create a designated 2m wide pupil drop-off zone alongside the highway.

Since the award of the original planning permission for the school, the project team's highway engineers, Adept, have worked to progress the detailed design for the off-site highway works.

The details have been the progressed following previous engagement with the Local Highway Authority to inform the design. The proposed works are to be the subject of a separate Section 278 agreement with the Local Highways Authority. In this respect, the details submitted as part of this discharge of conditions application have also been submitted in support of a separate Section 278 application to the Local Highway Authority.

We trust the information enclosed along with this application is sufficient to discharge the aforementioned condition. Please do not hesitate to contact me if you have any questions or require any further information.

Yours sincerely



Chris Bradshaw

Senior Planner

Tetra Tech Environment Planning Transport Limited.