

Greater Manchester Ecology Unit Condition 13 – Landscape Proposals

The condition does not require any specific ecological measures, they note however the inclusion of some native tree species in the planting mix, and have no objection to the discharge of the prior to commencement part of condition 13.

GMAAS –

01.12.2021 - Two reports (generated from a historic building investigation and an excavation) were submitted in support of the application. GMAAS has substantive comments with both reports, which have been returned to the archaeological consultant to address. In addition, Part d of Condition 29 requires 'Dissemination of the results of the archaeological investigations commensurate with their significance including, for example, information boards and commemoration of the stadium's history, or a volume in the *Greater Manchester's Past Revealed* series', but dissemination isn't alluded to in either of the submitted reports. This needs to be addressed before GMAAS can recommend that Condition 29 is discharged.

06.12.2021 - The application to discharge Condition 29 (Archaeology) was supported by a report on an archaeological excavation of the site, prepared by Oxford Archaeology North in May 2021, and a report on a historic building investigation that was compiled by Lanpro Services in October 2021. Both of these reports met with substantive comments from GMAAS and were returned to their respective authors for review but, as yet, neither have been amended and returned. As such, the requirements of Condition 29 have not been fulfilled, and the condition should not be discharged at this point.

Both of the submitted reports contain significant omissions, meaning that the scope of works outlined in the approved Written Scheme of Investigation (WSI) has not been completed. In addition to important detail lacking in the reports, Point D of Condition 29 (dissemination of the results) and Point E (deposition of a project archive) have not been addressed. Although the WSI commits to sharing a draft copy of the reports with GMAAS for comment, this was not done, hence comments on the reports could not be returned until after the application for condition discharge was submitted.

19.05.2022 - GMAAS received an updated copy of the Belle Vue Archaeological Excavation Report (Version 3), prepared by Oxford Archaeology North in March 2022, in which all my comments on the first draft were addressed adequately. The author has evidently revisited the fieldwork dataset to tease out some really interesting and useful information on the development of the historic farmstead and has thrown a bit more light on the character of Manchester's semi-rural fringe in the late 19th century. This will make a small but nevertheless welcome contribution to one or two of the Research Objectives in the current North West Historic Environment Record, which is a great result. In addition to lodging a copy of the final

excavation report with the Greater Manchester HER, a brief summary of the work has been prepared and submitted to *Post Medieval Archaeology* (one of the leading academic journals for this type of archaeology). GMAAS is pleased to advise that the archaeological excavation requirements have been fulfilled.

More recently, GMAAS also received a revised copy of the historic building investigation report (copy attached). This is much improved and provides an acceptable record of the former stadium, in line with the detail set out in the approved Written Scheme of Investigation. Again, a brief summary of the work has been prepared and submitted to *Post Medieval Archaeology* for inclusion in their annual roundup of archaeological fieldwork carried out in Britain, which signposts future researchers to the location of the report.

They are therefore satisfied that parts a), b), c), e) and f) of Condition 29 have been fulfilled, and would be happy to see the site released for development purposes. However, part d) of Condition 29 is still wanting: 'Dissemination of the results of the archaeological investigations commensurate with their significance including, for example, information boards and commemoration of the stadium's history, or a volume in the *Greater Manchester's Past Revealed* series.' They feel a dedicated volume in the *Past Revealed* series of booklets would be disproportionate but, given the huge social importance and significance of the stadium to local communities for much of the 20th century, they recommend that a permanent information panel is installed to commemorate the site's rich sporting heritage with new (and existing) residents – a 'grey literature' report and the published summary are key outputs, but these alone fall short of constituting a commensurate level of dissemination in this instance.

In summary, GMAAS is pleased to recommend partial discharge of the condition, with a recommendation for full discharge to follow once the production and installation of a public information panel has been secured.

Highway Services - Discharge of various conditions including 9 (off site highway works), and 32 (traffic calming) attached to planning permission ref: 122160/FO/2018

The Developer has submitted initial plans and these are currently under technical review, subject to the Applicant continuing ongoing discussions with the MCC Highways team regarding the Highways Works and Section 278/38 agreement (pursuant to the Highways Act 1980), the condition(s) can be discharged.

Further Highway Comments 30/05/2022:

Regarding condition 13 (landscaping) and specifically in relation to street trees on the south side of Kirkmanshulme Lane, Highway Services are satisfied that the necessary junction visibility is being provided to this traffic calmed 20mph road and they can therefore support the discharge of this condition.

Arboricultural officer – has advised that they involved initially with the developers in getting an agreeable planting scheme for this site as there were Highways owned trees removed to facilitate the access roads and footpaths. They further advise landscape plans are, as were previously negotiated by them. They have reviewed the tree type and planting specification and can confirm this proposal is acceptable from an Arboricultural perspective.

Conditions 3 (materials)

The materials listed below have been examined , and are considered to be acceptable for use as detailed on the Belle View Materials Schedule ref: SK441-MAT rev. K received 6th May 2022;

Wienerberger Kassandra Red Multi (Kansas) ;

Wienerberger Olde Cheshire Red Multi (Colorado);

Wienerberger Olde Alton Yellow Multi (Arizona);

Weinerberger -Crofters Medley;

Weinberger _ Windmill Orange Multi (houses only);

Weinberger – Warm Golden Buff

Smooth Red plinth Brick (2 courses) ;

Render – Weberpral Chalk

Ibstock – Caalderstone Russett (Apartments and boundary wall around site perimeter);

Weinberger Sandtoft TLE Dark Grey tiles;

Weinberger Sandtoft TLE Rustic tiles ;

Weinberger Sandtoft Dual Calderdale Dark Grey;

Weinberger Sandtoft Dual Calderdale Rustic ;

It is noted that the Kansas, Colorado and Arizona brick samples submitted for consideration have now been rebranded by Weinberger as Kassandra Red Multi, Olde Cheshire Red Multi, Olde Alton Yellow Multi respectively , and are the same brick in terms of colour and appearance.

On the basis that the development is implemented in accordance with the materials detailed above, I can confirm that condition no.3 is discharged .

Condition 13 (landscaping)

The submitted details shown on have been examined in regard solely to landscaping:

5797.07 – Highway Tree Planting;
5797.07 – Landscape detail typical tree pit detail
5797.03 Rev D Landscape Detail Sheet 1 of 4
5797.04 Rev D Landscape Detail Sheet 2 of 4
5797.05 Rev C Landscape Detail Sheet 3 of 4
5797.06 Rev C Landscape Detail Sheet 4 of 4
SK441-EXT-01 rev.F External finishes Sheet 1 of 3
SK441-EXT-01 rev.F External finishes Sheet 2 of 3
SK441-EXT-01 rev.F External finishes Sheet 3 of 3
ELL18039-B-CS-140 Rev E External Works Layout Sheet 1 of 4
ELL18039-B-CS-141 Rev E External Works Layout Sheet 2 of 4
ELL18039-B-CS-142 Rev D External Works Layout Sheet 3 of 4
ELL18039-B-CS-143 Rev F External Works Layout Sheet 3 of 4

It is also noted that the hard and soft landscaping design has been revised to relate to the minor layout revisions to the original consent approved as part Non-material amendment application NMA ref: 132197/NMC/2021.

The content of the email from the applicant dated 30th May 2022 regarding land to be deeded to plot nos. 177, 214, 129- 133 have been noted.

On the basis that the development is implemented in accordance with the landscaping details on the plans specified above , and content of the email from the applicant dated 30th May 2022 regarding land to be deeded to plot nos. 177, 214, 129- 133, not later than 12 months from the date the buildings are first occupied, and that 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; condition no.13 can be discharged.

Condition no.29 (archaeology)

The content of the submitted reports specified below have been examined.

- Belle Vue Stadium, Archaeological Excavation Report Issue No.V3 dated March 2022;
- Belle Vue Stadium, Historic Building Recording (Level 3), dated March 2022; received 29th April 2022.

It is considered that the submitted details satisfy the requirements of parts a) , b) ,c), e) and f) of condition no.29, and on this basis of the submitted information detailed above parts a) , b) ,c), e) and f) of condition no.29 are discharged.

Condition no. 32 (traffic calming)

The traffic calming design details shown on plan ref: ELL-18039-B-CS-500 Rev H have been examined, together with the confirmation in the submitted correspondence dated 5th November 2021, that the scheme has been designed to a speed limit of 20mph and signage will be displayed throughout in order to prevent speeding is considered to be acceptable . Therefore, on the basis that the traffic calming measures shown on plan ref: ELL-18039-B-CS-500 Rev H are implemented in full, condition no.32 is discharged.