MANCHESTER CITY COUNCIL

IMPORTANT

Planning Permission and 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 required to protect trees.
- Some conditions will require action before you start the development and it is imperative that you seek to have these discharged before any work commences.
- 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 of £85 is payable for each request to discharge conditions.
- For advice on any of these matters, please contact the Planning Service, Manchester City Council, PO Box 463, Manchester M60 3NY or email planning@manchester.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

MANCHESTER CITY COUNCIL

Name and Address of Applicant	Name and Address of Agent
Manchester City Council Education Department Town Hall Extension Albert Square Manchester M60	Aedas Architects Ltd Parsonage Chambers 3 The Parsonage Manchester M3 2HW

Part I – Particulars of Application

Date of Application	Application ref. no.
15 October 2008	087471/VO/2008/S2

Particulars and location of development:

CITY COUNCIL DEVELOPMENT Redevelopment of existing High School, involving: partial demolition and refurbishment; erection of three storey extension, formation of pedestrian entrance off Burnage Lane; formation of car parks; extension of playing fields; formation of seven-a-side all weather pitch; extension and alteration to existing sports hall and associated landscaping and fencing

Burnage Media And Arts College
Burnage Lane
Burnage
Manchester
M19 1DR

Part II – Particulars of Decision

The Manchester City Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 of the following decision

Decision **Approved**
APPROVE

The application site is the existing Burnage High School for Boys. The proposal will see the comprehensive redevelopment of the site for a new school building and new sports facilities. It is considered that the proposal is of a high quality design and will provide a modern teaching facility. A detailed hard and soft landscaping scheme is proposed. It is anticipated that the proposal will satisfy the City Council's objectives for sustainability and will have minimal impact on

surrounding residential amenity. The proposal is therefore in accordance with polices WB1, H2.2, E1.1, E1.5, E1.6, E3.5, T1.1, T3.4, T3.6, T3.7, T2.4 of the Unitary Development Plan for the City of Manchester (Adopted 1995), North West of England Plan Regional Spatial Strategy policies DP1, DP2, DP4 and L1, The Guide to Development in Manchester Supplementary Planning Document (Adopted 2007), South Manchester Strategic Regeneration Framework, PPS1, PPS9 and PPS25

Date of Decision 20 November 2008

for the carrying out of development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

Part III – Conditions and Reasons

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 unless otherwise agreed in writing by the City Council as Local Planning Authority:

DRAWINGS

BU_CJP_DR_G_00_AZ_NS_4652 REV P3 stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

BU_CJP_DR_G_17_AZ_00_4651 REV T1 stamped as received by the City Council, as Local Planning Authority, on the 30th September 2008.

BU_AL93_002 REV 1, BU_AL93_001 REV A, BU_AE20_005 REV C, BU_AE20_006 REV A, BU_AL90_001 REV N, BU_AL20_001 REV M, BU_AL20_002 REV M, BU_AL20_003 REV H, BU_AL20_004 REV G, BU_AE20_002 REV H, BU_AE20_03 REV G, BU_AL20_006 REV F, BU_AE20_004 REV C, SK003 REV E, stamped as received by the City Council, as Local Planning Authority, on the 14th October 2008.

SUPPORTING INFORMATION

Design and Access Statement Volumes 1 and 2 stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

Sun Path Analysis stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

Contaminated Land additional details (Site investigation, reports and letters) reference GEA J07 216 stamped as received by the City Council on the stamped as received by the City Council, as Local Planning Authority, on the 8TH October 2008.

Access Statement and Fire Safety Strategy stamped as received by the City Council, as Local Planning Authority, on the 17th October 2008.

Sustainability Statement BU_WB_PR_363/B stamped as received by the City Council, as Local Planning Authority, on the 14TH October 2008.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2; of the Manchester Unitary Development Plan.

3) The development shall be constructed only using the approved materials listed below, unless otherwise agreed in writing by the City Council as local planning authority:

1. Brick: Red Smooth (Chesterton) Ibstock;
2. Render: Sto 35140 12 C3;
3. Cladding: Kingspan RAL 5010 Kyanite;
4. Cladding: Kingspan BS 18B17 Gull Grey;
5. Reglit: Cast wired Amethyst;
6. Coloured Glass: STADIP 8178 Sahara Sun;
7. Coloured Glass: STADIP 8641 Tangerine;
8. Opaque colour glass: BA 3113 Tuscan Orange;
9. Opaque colour glass: SGG EMALIT BA2123 Sunrise Yellow;
10. Opaque colour glass: SGG EMALIT Orange;
11. Opaque colour glass: SGG EMALIT BA8153 Neutral Grey;
12. New build/existing window frame & handles RAL 7047;
13. New build/existing door frame RAL 7046;
14. Sports Hall door handles RAL 5010;
15. Kalzip standing Seam polished aluminium finish;
16. Lcopal sureweld TPO dark grey.

Reason - To ensure that the appearance and security 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 pursuant to policy H2.2 of the Unitary Development Plan of the City of Manchester.

4) Prior to the commencement of the development, materials for the hard landscaping, indicated on drawing number BU_PLI_DR_G_91_AZ_NS_6005 REV E, shall be submitted to and approved by the City Council, as Local Planning Authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

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 policy H2.2; of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding drawing number BU_PLI_DR_G_91_AZ_NS_6002 REV E, prior to the commencement of the development details of the colour of the boundary treatment proposed shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The scheme shall then

implemented in accordance with the approved details and remain in use for as long as the development is in use.

Reason - To ensure an appropriate appearance for the boundary treatment, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (1995).

6) Notwithstanding drawing numbers BU_PLI_DR_G_91_AZ_NZ_NS_6002 REV E, BU_PLI_DR_G_91_AZ_NS_606 REV E, BU_PLI_DR_G_91_AZ_NS_6007 REV D, BU_PLI_DR_G_91_AZ_NS_6003 REV F, BU_PLI_DR_G_91_AZ_NS_6004 REV F, BU_PLI_DR_G_91_AZ_NS_6001 REV G and BU_PLI_DR_G_91_AZ_NS_6002 REV E, no development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority.

Such details shall include:

Tree staking methods
Tree pit details within hard surfaced areas, including proposed growing medium, irrigation and drainage
Growing medium/topsoil for grassed and planting areas and trees; including proposed depths of topsoil
Details and depths of proposed mulch to planting beds
Five year management and maintenance proposals - (Reference Guide to Development in Manchester (SPD - 2007); and
Details of protection of the trees within the plaza.

The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. 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, unless otherwise agree in writing by the City Council as local planning authority.

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 policy H2.2; of the Unitary Development Plan for the City of Manchester.

7) 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 2.4 and 2.6 of the Unitary Development Plan for the City of Manchester.

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

9) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park 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 H2.2 and T2.6 of the Unitary Development Plan for the City of Manchester.

10) The Burnage Travel Plan, DFES No 105557 contained within vol 2 of the Design and Access Statement (stamped as received by the City Council on the 15th August 2008) shall be implemented as part of the operation of the school.

For so long as the use is in operation the local planning authority shall be provided with such information as specified in the Travel Plan and all measures that are identified that can improve the effectiveness of the Travel Plan shall be adopted and implemented within a timescale agreed in writing by the local planning authority.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies T1.1 and T3.4 of the Unitary Development Plan for the City of Manchester, the Guide to Development in Manchester SPD and PPG13.

11) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

12) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

13) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good' or 'excellent'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

14) Prior to the commencement of works on site, a strategy for the management of construction traffic, including information regarding site approach routes, hours of deliveries and directional signage shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To safeguard the amenities of nearby residents, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (1995).

15) Prior to the commencement of the development, a scheme showing the location and specification of the Closed Circuit Television (CCTV) at the application site shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The scheme shall then be implemented in accordance with the approved scheme and be in use prior to the first occupation of the building and the external areas unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the site is well monitored to reduce the risk of crime, pursuant to policy E3.5 of the Unitary Development Plan for the City of Manchester (Adopted 1995), the Guide to Development in Manchester SPD and PPS1.

16) No clearance of vegetation or trees from the site should be carried out in the bird nesting season (March to July). If clearance during the nesting season is unavoidable then a survey for nesting birds must be undertaken prior to work commencing and submitted to and approved in writing by the City Council as Local Planning Authority. If nesting birds are found by the survey and are likely

to be disturbed by clearance works then clearance should be delayed until after the young have fledged.

Reason - To protect existing habitats, pursuant PPS9.

17) The school shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

Monday to Friday 08:00 to 20:00
Saturday and Sunday 09:00 to 18:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

18) Prior to the first use of the multi-use games area and car park, a curfew for the lighting of the facility shall be submitted to and agreed in writing by the City Council, as Local Planning Authority. The agreed curfew shall then be implemented and adhered to for as long as the facility is in use.

Reason - In the interests of residential amenity, particularly residents of Jackson Crescent, in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

19) The development must be carried out in accordance with the following documents:

Preliminary Desk Study Referenced J07216 MC 1 stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.
Site Investigation Report Referenced J07216 Rep Issue 1 stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.
Further Work Letter Referenced J07216 MC 2 stamped as received by the City Council, as Local Planning Authority, on the 8th October 2008.
Gas Monitoring Addendum Letter Referenced J07216 MC3 stamped as received by the City Council, as Local Planning Authority, on the 8th October 2008.
DQRA Letter stamped as received by the City Council, as Local Planning Authority, on the 8th October 2008.
Further Work in the MUGA J07216 MC5 stamped as received by the City Council, as Local Planning Authority, on the 8th October 2008.

The development shall be carried out in accordance with the previously agreed Remediation Strategy Site Investigation Report. On completion of the works outlined within the above documentation, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, an Expert has prepared a report

outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy Site Investigation Report) which shall be is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy Site Investigation Report, which shall take precedence over any Remediation Strategy Site Investigation Report or earlier Revised Remediation Strategy Investigation Report.

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, pursuant to H2.2 of the Unitary Development Plan for the City of Manchester.

20) Prior to the commencement of the development, a building and site lighting scheme shall be submitted to and approved by the City Council, as Local Planning Authority.

Reason - To ensure the site is well lit and in the interests of residential amenity pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (Adopted 1995).

21) Prior to the commencement of the development a scheme to protect Shaw Brook from building materials during construction shall be submitted and approved in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented during the construction of the development hereby approved.

Reason - To prevent pollution to Shaw Brook, pursuant to PPS25.

22) Prior to the commencement of the development, details of litter bins, including type and size, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved bins shall be implemented prior the first use of the development and shall remain there for so long as the use is in existence.

Reason - To maintain the quality of the street environment in the locality of the development in order to comply with Policies H2.1, H2.2, H2.6, DC10.1, DC10.4 and DC10.5 of the Unitary Development Plan for the City of Manchester.

23) Prior to the commencement of the development, details of the surface treatment, layout and drainage of the new playing field and synthetic turf pitch, a maintenance and management plan and a programme for delivery (including a date of first use) shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

Reason - To ensure the playing pitch is laid and maintained in an appropriate manner to ensure its continued use pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester and PPG17.

24) Prior to the commencement of the development a Community Use Scheme shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The scheme shall include details of pricing policy, hours of

use access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved scheme shall be implemented upon the first use of the building hereby approved.

Reason - To ensure a well managed, safe community access to the sports facilities is available, pursuant to PPG17.

25) Before the development hereby approved commences, the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council, as Local Planning Authority.

Externally mounted ancillary plant, equipment and servicing shall be acoustically treated in accordance with a scheme designed so as to achieve a noise level of 5Db below the existing background (LA90) in each band at the nearest noise sensitive location.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (1995).

26) Prior to the first use of the buildings, sports hall, playfields and all weather pitch hereby by approved, the hours of use for the community use of the building shall be submitted to and approved in writing by the City Council. The agreed opening hours shall then be implemented and adhered to for as long as the facility us in use.

Reason - In the interests of residential amenity, in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

27) Deliveries, servicing and collections, including waste collections shall not take place outside of the following hours:

07:30 to 20:00 Monday to Saturday

No deliveries/waste collections on Sunday/Bank Holidays

Reason - In the interest of the amenities of occupiers of nearby properties, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (1995).

Part IV – Informatives

Consultation should be held with the City Council Access Officer throughout the course of the development to ensure the standards outlined within the access statement are adhered to.

Signed……

Peter Babb, Head of Planning

on behalf of the Council
Town Hall,
Manchester M60 3NY

NOTES

1. Leaflets attached:

2. 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**.**

3. 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, he may appeal to the First 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 Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.
The First Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

4. 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.

5. If either the local planning authority of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he 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 his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

6. 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 First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.