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 Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA 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
School Organisation Admission And Development Services Dept Overseas House Quay Street Manchester M3 3BB	Ellis Williams Architects Wellfield Chester Road Preston Brook Cheshire WA7 3BA

Part I – Particulars of Application

Date of Application	Application ref. no.
16 June 2010	093460/JO/2010/N1

Particulars and location of development:

CITY COUNCIL DEVELOPMENT variation of condition 3 attached to planning approval ref 087757/FO/2008/N1 to incorporate new draught lobby area to ground floor library, revised door position to dining area and amendments to the external landscaped areas

Park View Community School
Former St Marks Primary School
Holland Street
Miles Platting
Manchester

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 on the basis that the proposal accords with policies H2.2, L1.2 and E3.5 of the adopted Unitary Development Plan and there are no other material reasons to indicate otherwise.
Date of Decision 2 November 2010

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 that is hereby approved shall be carried out in accordance with those samples of materials submitted comprising:

- Brick - Ibstock Etruria Mixture
- Brick - Ibstock Stuart Buff
- Brick - Ibstock Staffordshire Blue Smooth
- Fibreglass Mesh RAL 1003, RAL 6001, RAL 3020
- PPC Aluminum window frames colours RAL 5011, RAL1023, RAL 6018, RAL 4005, RAL 5015, RAL 2008, RAL 3020

Any additional materials to be used on the development shall be submitted to and approved in writing by the City Council as local planning authority prior to development commencing. 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

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:

Drawing numbers:
3123.03, AP(0-)01 01 , AP(0-) 04, AP(0-) 05, AP (0-) 10, PL967.GA.106, PL967.GA.103, date stamped as received by the local planning authority 22/09/2008.

PL967.GA.108 rev B, PL967.D.204, date stamped as received by the local planning authority 2/12/2008.

AP(0-) 02 Rev A, 'Elevations Sheet 1' AP(0-) 07 B,

PL967.D.205 and D03 P3 received on the 19th May 2009

WML drawing E01A and PL967.GA.115 date stamped as received by the local planning authority on the 9th June 2009.

AP(0-) 03 Rev A , AS (31) 05 Rev C, 'Elevations Sheet 2' AP(0-) 07 Rev C, PL967.CONS.1001 Rev A, PL967.CONS.1002 Rev B, PL967.CONS.1003 Rev B, PL967.CONS.1004 Rev B, PL967.CONS.1005, PL967.CONS.1006 Rev A, PL967.CONS.1011 Rev B, PL967.CONS.1019 , and PL967.CONS.1025 date stamped as received by the local planning authority on the 16th June 2010

E01 J, P10517-01, drawing titled 'Extension to Boundary Fence' prepared by WML Consulting and Cross Section 3rd Generation Synthetic Grass Pitch prepared by Thornton Contracts all date stamped as received by the local planning authority on the 30th July 2010.

Documents:

Parkview Community School Outline Travel Plan, Parkview Community School Design Statement and addendum Appendix K, ADT (1404) Environmental Noise Impact Assessment; tba Tree Survey Report MD/3123/Tree survey report; GMP Crime Impact Assessment, TEP BREEAM Schools Assessment; date stamped as received by the local planning authority 22/09/2008.

Strata Surveys Limited Preliminary Risk Assessment report number 14122 dated 22/08/2007, Wright Mottershaw Lydon Consulting Limited Geo-Environmental Assessment report dated June 2008.

Letter from J Doyle of Brownfield Solutions Limited dated 10/09/2008 JD/C1362/1218 date stamped as received by the local planning authority 25/11/2008.

BREEAM Design and Procurement Assessment Park View Community School; date stamped as received by the local planning authority 25/09/08

TEP Phase 1 Habitat Survey report ref 1720.004; date stamped as received 3/10/2008.

Flood Risk Assessment Parkview School Holland Street report ref: 10/0154/KM/R1/A0 November 2008 Revised 14 January 2009 as received via email by the local planning authority on the 17/02/2009.

Landscape Management Plan and Maintenance Regime date stamped as received by the Local Planning Authority on the 6th April 2009.

WML Park View School Drainage calculations Rev A date stamped as received by the local planning authority on the 9th June 2009.

Park View Community School - Waste Management Strategy date stamped as received by the local planning authority on the 6th April 2009.

Parkview Community School Travel Plan date stamped as received by the local planning authority on the 30th July 2010.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies H2.2 of the Unitary Development Plan for the City of Manchester.

3) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing references: PL967.CONS.1001 Rev A, PL967.CONS.1002 Rev B, PL967.CONS.1003 Rev B, PL967.CONS.1004 Rev B, PL967.CONS.1005, PL967.CONS.1006 Rev A, PL967.CONS.1011 Rev B, PL967.CONS.1019 , and PL967.CONS.1025 date stamped as received by the local planning authority on the 16th June 2010; and, Landscape Management Plan and Maintenance Regime date stamped as received by the Local Planning Authority on the 6th April 2009; and, PL967.GA.108 rev B, PL967.D.204, date stamped as received by the local planning authority 2/12/2008. shall be implemented not later than 12 months from the date of commencement of works. 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 agreed 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 policies H2.2 and E2.4; of the Unitary Development Plan for the City of Manchester.

4) Confirmation that the development hereby approved has achieved secure by design accreditation shall be submitted within a timescale to be agreed in writing by the local planning authority.

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.

5) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good'. 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. Unless otherwise agreed in writing by the City Council as local planning authority.

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, and the principles contained within The Guide to Development in Manchester 2 SPD and national Planning Policy Statement 1.

6) 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 E2.4 and E2.6 of the Unitary Development Plan for the City of Manchester.

7) No deliveries, servicing and collections, including waste collections shall take place outside of the following hours:

Monday - Saturday 07.30 - 20.00
No deliveries/waste collections on Sunday and Bank Holidays

Reason - In order to protect the amenity of local residents and in accordance with Policy H2.2 in accordance with the Unitary Development plan for the City of Manchester.

8) Within 6 months of this approval a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with Policy H2.2; of the Unitary Development Plan for the City of Manchester.

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

Monday to Friday - 0700 to 2200 hrs
Saturday - 0700 to 2200 hrs
Sundays and Bank Holidays - 0700 to 2200hrs

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.

10) No activity shall take place on the external sports facilities including multi-use games area outside the of the following hours, unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday 08:00 - 20:00
Saturday 09:00 - 20:00
Sundays and Bank Holidays 10:00 - 18:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Manchester Unitary Development Plan.

11) 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 in order to secure a reduction in the level of noise emanating from the equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Manchester Unitary Development Plan.

12) The details of the approved Waste Management Strategy for the site as agreed by the local planning authority on the 15th May 2009 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy H2.2 of the adopted UDP

13) The building lighting scheme agreed by the local planning authority on the 3rd August 2009 shall be implemented in full before the development is first occupied unless otherwise agreed in writing by the local planning authority and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of government guidance in Planning Policy Statement 1 and Policies H2.2, E3.3 and E3.5 of the Unitary Development Plan for the City of Manchester.

14) The outdoor pitch identified on the approved plans shall be implemented in accordance with drawing references: E01 J, P10517-01 and Cross Section 3rd Generation Synthetic Grass Pitch prepared by Thornton Contracts all date stamped as received by the local planning authority on the 30th July 2010; and be ready for use prior to the occupation of the development unless otherwise agreed in writing by the local planning authority.

Reason - To ensure provision of an adequate quality playing pitch pursuant to policy L1.2 of the Unitary Development Plan for the City of Manchester

15) The Community Use and Lettings Policy, date stamped as received by the local planning authority on the 21st Octiber 2010 shall be implemented prior to the first use of the development and shall remain in place whilst the use or development is in operation,unless otherwise agreed in writing by the local planning authority.

Reason - To secure well managed safe community access to sports facilities, to ensure benefit to the development of sport pursuant to policies L1.1 and L1.2 of the Unitary Development Plan for the City of Manchester.

16) Following completion of development 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 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 policy E1.3; of the Unitary Development Plan for the City of Manchester.

17) The hereby approved development shall be implemented in accordance with the surface water drainage scheme as agreed by the local planning authority on the 29th June 2009.

Reason - To prevent the risk of flooding and ensure future maintenance of the surface water drainage system pursuant to Planning Policy Statement 25 and policy DC21.1 of the adopted Unitary Development Plan for the City of Manchester.

18) The approved Travel Plan Strategy date stamped as received by the local planning authority on the 30th July 2010 shall be implemented in accordance with the approved strategy. The results of the monitoring and review processes outlined in the approved strategy shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented.

Reason - In accordance with the provisions contained within Planning Policy Guidance Note 13.

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.