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
Mr Alistair Burns Manchester City Council Town Hall Extension Manchester M60 3NY	Aedas Architects Ltd Parsonage Chambers 3 The Parsonage Manchester M3 2HW

Part I – Particulars of Application

Date of Application	Application ref. no.
21 October 2008	087475/VO/2008/S2

Particulars and location of development:

CITY COUNCIL DEVELOPMENT Redevelopment of school, involving erection of three storey building to form 750 place Academy plus 120 place Sixth Form facility, including demolition of existing school buildings, retention of sports hall, including elevational alterations and community building, and associated car parking and landscaping works

Parklands High School
Simonsway
Wythenshawe
Manchester
M22 9RH

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 currently comprises the Parklands High School and associated ancillary facilities. This planning application seeks to redevelop the site for a new academy which will provide a modern teaching facility for 11 to 16 years olds plus sixth form. The building is of a high quality design and is appropriately sited to given presence in the street scene and will provide a landmark building on a key gateway site into Wythenshawe. Highways, car parking and ways of travelling to the site have been fully considered as well as introducing sustainability measures and renewable energy. A detailed hard

and soft landscaping scheme is proposed as well as the retention of many of the existing trees. The proposal is anticipated to a minimal impact of surrounding residential amenity. The proposal is therefore in accordance with polices EW1, 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), Wythenshawe Strategic Regeneration Strategy, PPS1, PPS9 and PPS25.

Date of Decision 4 December 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

PL_AL20_001 REV 9, PL_AL20_002 REV 9, PL_AL20_003 REV 9, PL_AL20_004 REV 4, PL_AL21_001 REV 2, PL_AA27_001 REV 1, PL_AA27_002 REV 2, PL_AL21_005 REV 1, PL_AS21_002 REV 4, PL_AS21_003 REV 3, PL_PLI_DR_G_91_AZ_NS_6006 REV A, PL_PLI_DR_G_91_AZ_NS_6002 REV A, M6059_(52)_SK007 REV P1, PL_CJP_DR_G_00_AZ_NS_4575 REV P1, PL_CJP_DR_E_00_AZ_NS_4571 REV P1, PL_WB_DR_P_50_AZ_RF_2435 REV PR1_C, PL_WB_DR_G_63_AZ_NS_3186 REV PR1_A stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

PL_AE20_001 REV 11 stamped as received by the City Council, as Local Planning Authority, on the 16th October 2008

PL_WB_DR_G_63_AZ_NS_3239 REV PR1_A, PL_WB_DR_G_63_AZ_NS_3238 REV PR1_A, PL_PLI_DR_G_91_AZ_NS_6005 REV B, PL_PLI_DR_G_91_AZ_NS_6007, PL_PLI_DR_G_91_AZ_NS_6000 REV C, PL_PLI_DR_G_91_AZ_NS_6004 REV A, PL_PLI_DR_G_91_AZ_NS_6082, PL_PLI_DR_G_91_AZ_NS_6001 REV A, PL_PLI_G_91_AZ_NS_6083, PL_AE20_003 REV 1, PL_AL20_005 REV 1 stamped as received by the City Council, as Local Planning Authority, on the 17th October 2008.

PL_A90_001 REV 2 stamped as received by the City Council, as Local Planning Authority, on the 22nd October 2008-11-06

PL_PLI_DR_G_91_AZ_NS_6056 REV B stamped as received by the City Council, as Local Planning Authority, on the 24th October 2008.

PL_CJP_DR_G_95_AZ_NS_4576 REV E, PL_CJP_DR_G_95_AZ_NS_4577 REV B, PL_AL90_001 REV 4 and PL_AL90_004 stamped as received by the City Council, as Local Planning Authority, on the 18th November 2008.

SUPPORTING INFORMATION

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

Transport statement (EU00496) stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

Flood Risk Assessment M6059-6e-R001-JDH-FRA 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.

Daylight Report 3683 stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

BREEAM Compliance Report 3683 stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

Flue extraction 3683 REV PR1_A stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

Crime Impact Statement stamped as received by the City Council, as Local Planning Authority, on the 18th September 2008.

Landscape Management and Maintenance Specification PL_PLI_SP_012 stamped as received by the City Council, as Local Planning Authority, on the 17th October 2008.

Planting Schedule stamped as received by the City Council, as Local Planning Authority, on the 17th October 2008.

Arboricultural Method Statement M07.04.14 REV A stamped as received by the City Council, as Local Planning Authority, on the 17th October 2008.

Ecological Assessment 1335.05.004 stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

Building Services Outline Specification 3683 REV A stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

Fire Safety Strategy Report Stage D 908301 stamped as received by the City Council, as Local Planning Authority, on the 15th August 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: Ibstock Himley Ash Grey;
2. Glazed Brick: Ibstock Brick Lime GR-01;
3. Reglit: Clear wired sandblasted;
4. Window Frames RAL 9004;
5. Window Frames BS 12E51;
6. Kalzip standing seam polished Aluminium Finish;
7. Icopal 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 numbers PL_PLI_DR_G_91_AZ_NS_6007 and PL_PLI_DR_G_91_AZ_NS_6000 REV C, 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 PL_PLI_DR_G_91_AZ_NS_6001 REV A stamped as received by the City Council, as Local Planning Authority, on the 17th October 2008, prior to the commencement of the development details of the boundary treatment (including type and colour) 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) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on the following drawings:

PL_PLI_DR_G_91_AZ_NS_6006 REV A, PL_PLI_DR_G_91_AZ_NS_6002 REV A stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008

PL_PLI_DR_G_91_AZ_NS_6005 REV B, PL_PLI_DR_G_91_AZ_NS_6007, PL_PLI_DR_G_91_AZ_NS_6000 REV C, PL_PLI_DR_G_91_AZ_NS_6004 REV A, PL_PLI_DR_G_91_AZ_NS_6082, PL_PLI_DR_G_91_AZ_NS_6001 REV A, PL_PLI_G_91_AZ_NS_6083 stamped as received by the City Council, as Local Planning Authority, on the 17th October 2008.

PL_PLI_DR_G_91_AZ_NS_6056 REV B stamped as received by the City Council, as Local Planning Authority, on the 24th October 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 policy H2.2; of the Unitary Development Plan for the City of Manchester.

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

8) 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.

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 Travel Plan contained within 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) Notwithstanding the following details;

Ground Investigation and Gas Monitoring Reports: Parklands High School GEA J06360 stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

Additional Testing J07360/MC/4, Further reports, Gas Monitoring and Ground Investigations J06360 stamped as received by the City Council, as Local Planning Authority, on the 16th October 2008

Proposed site layout and Remediation Strategy stamped as received by the City Council, as Local Planning Authority, on the 24th October 2008.

Prior to the commencement of the development, further clarification is required whether there are elevated contaminates present at the site and whether they are to be capped and how. In addition, conformation is required on the chemically resistant pipework.

On completion of the works 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.

19) Prior to he first use of the building hereby approved, the building and site lighting scheme, approved on drawing numbers PL_WB_DR_G_63_AZ_NS_3186 REV PR1_A, stamped as received by the City Council on the 15th August 2008, and PL_WB_DR_G_63_AZ_NS_3238 REV PR1_A, PL_WB_DR_G_63_AZ_NS_3239 REV PR1_A stamped as received by the City Council, as Local Planning Authority, on the 17th October 2008 shall be installed. The lighting scheme shall remain in place for as long as the development remains in use.

Reason - To ensure an appropriate lighting scheme is installed, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (Adopted 1995).

20) 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).

21) Prior to the first use of the building hereby by approved, the hours of use for the community use of the building (including sports hall) and the playing fields 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 is 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.

22) 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).

23) Prior to the commencement of the development, details of a suitable screen to hide the plant equipment on the roof of the building shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

24) Prior to the commencement of the development, notification should be given to the City Council, as Local Planning Authority, as to whether cranes or any other tall construction equipment is to be used at the site.

Reason - To avoid endangering the safe operation of aircraft in the vicinity of the development.

25) Prior to the commencement of the development, at full bat survey shall be carried out on the building to be demolished. The survey shall then be submitted to and agreed in writing with the City Council, as Local Planning Authority.

The agreed scheme shall be implemented during the demolition of the building.

Reason - To ensure that there is no presence of bats at the site pursuant to PPS9.

Part IV – Informatives

Consultation should be held with the City Councils 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.