Appendices

Appendix A

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant	Name and Address of Agent
Lowry Homes Plc Digital World Centre 1 Lowry Plaza Salford Quays Manchester M50 3UB	Leach Rhodes Walker LL Riverside Manchester M3 5AA

Part I – Particulars of Application

Date of Application	Application ref. no.
21 July 2005	076455/OO/2005/S1

Particulars and location of development:

A PART OUTLINE, PART FULL APPLICATION for a phased, mixed-use development comprising a total of 444 residential dwellings, of which 197 are houses and 247 are apartments (22 x 1 bedroom, 187 x 2 bedroom, 179 x 3 bedroom, 56 x 4 bedroom), a two form entry primary school with an associated 60-place day nursery, 1400 sq. m to accommodate a future NHS health facility, 750 sq. m of local shopping (retail classes A1-A2), and the creation of 475 car parking spaces in total together with landscaping and boundary treatment.

Former Manchester City Football Ground
Comprising Of Land Bounded By Maine Road/Claremont Road/Carlton Avenue/Yew Tree Road/Thornton Road
Moss Side

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 of the Unitary Development Plan for the City of Manchester and there are no material considerations of sufficient weight to indicate otherwise.
Date of Decision **7 September 2007**

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) Phases 1-2 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) Applications for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission. The development, excluding phases 1-2, must be begun not later than whichever is the later of the following dates: - a. the expiration of three years from the date of this permission; or b. the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved.

Reason - The development, apart from phases 1-2, is in outline only and pursuant to Section 91 of the Town and Country Planning Act 1990.

3) Before the development of phases 3-10 is commenced, detailed plans and particulars shall be submitted to the Council, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters in respect of the development or phase of the development: scale, appearance and landscaping of the site.

Reason - To ensure the satisfactory development of the site and because this application is in outline only except for phases 1-2 for which landscaping details have already been provided.

4) The development shall be carried out in accordance with the drawings numbered The development shall be carried out in accordance with the drawings numbered 6305 L(00) 21, 22, 33F, 34F, 35B, 37F, 38C, 110L, 111G, 112G, 113C, 114D, 115E, 116C, 117C, 122O, 130B, 131B, 153A, 154A, 155A, 156A, 157B, 158A, 159B, 178, 179, 180D, 181D, 182C, 186C, 187C, 188C, 201A, 202A, 206, 207, 208, 212 F, 213B, 215B, 217, 224C, 225C, 227, 228, 245A, 249A, 250A, 251B and 6401 I(00) 003C, 004D, 005D, 006E, 007D, 008D, 009D and 520/000C, 520/SK/002E, 520/101B, 520/102B, 520/200A, 520/201, 520_PS_001 and CS007705-100, CS007705-131, CS007705-132, CS0077085-133, stamped as received by the Local Planning Authority on 19/07/2007 and 07/08/2007, unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans.

5) 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:

Old Eccleston Blend red brick
Staffordshire Smooth red brick
Eglington Spar through coloured white sand and cement render
Redland Richmond roof slate ref 30 Slate Grey
Double glazed UPVC frame with RAL grey outer frame, foil coated to RAL ref: 7018
Galvanised railings and fixings
Street lighting -pole fitting S22/24/25 in black.

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.

6) The detailed landscaping scheme shown on drawings numbered 520/000C and 520/SK/002E dated 07/08/2007, shall be implemented not later than 12 months from the date of commencement of phases 1-2. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within 5 years of planting shall be replaced within 12 months by trees or shrubs of a similar size or species to those originally required to be planted 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 pursuant to policies H2.2 and E3.5 of the Unitary Development Plan of the City of Manchester.

7) The boundary treatment for each phase shown on the drawings numbered 6305 L(00)212F, 213B, 215B stamped as received by the Local Planning Authority on 19/07/07, shall be carried out to the satisfaction of the City Council as local planning authority prior to occupation of each phase and using the materials identified in condition 5 above, 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, pursuant to policies H2.2, E3.3 and E3.5 of the adopted Unitary Development Plan of the City of Manchester.

8) The enclosure of the private areas within the development, specifically the gates and locking devices, shall be installed prior to the occupation of any of the dwellings in that phase and maintained to the satisfaction of the City Council as local planning authority.

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.

9) Facilities for the storage and disposal of refuse and recycling as shown in plans numbered 6305 L(00) 217 dated 19/07/2007 shall be provided to the satisfaction of the City Council as local planning authority prior to occupation of any phase of the development and shall remain in situ whilst the site is in use.

Reason - In the interests of amenity and public health, pursuant to policy H2.2 of the adopted Unitary Development Plan of the City of Manchester.

10) Plans and particulars of the public artwork for the location identified as the "central spot" on the plan titled "Site Edged Red and Detailed Application", numbered L(00) 122 Rev O, dated 07/08/2007 shall be submitted to and approved in writing by the City Council as local planning authority prior to completion of this part of the development unless otherwise agreed in writing. The approved public artwork shall be installed at the aforementioned location prior to completion of the whole development.

Reason - To provide opportunity for public involvement in the type and design of artwork for the site pursuant to policy L1.8 of the Unitary Development Plan of the City of Manchester.

11) Before the development of any phase is commenced, plans and particulars of an acoustic attenuation scheme to be installed as part of the development shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall include plans and particulars of all acoustic glazing and acoustically treated ventilation to be installed as part of the development in order to mitigate traffic noise. The development or phase of the development shall be carried out in accordance with the approved scheme.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policy H2.2 of the adopted Unitary Development Plan of the City of Manchester.

12) Before the development of phases 3-10 is commenced, full plans and particulars of all floor plans, house-types and location of buildings in respect of the development or phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The development or phase of the development shall be carried out in accordance with the approved plans and particulars.

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.

13) Before the development is commenced on the land identified as "New School and Nursery" on the plan titled "Site Edged Red and Detailed Application",

numbered L(00)122 Rev O, dated 07/08/2007, plans and particulars of facilities for picking up and dropping off in respect of the building on that land shall be submitted to and approved in writing by the Local Planning Authority. The approved plans and particulars shall be implemented as part of the development of that land.

Reason - To provide for efficient and safe traffic movements that are acceptable to the City Council as local planning authority pursuant to policy T2.1 of the Unitary Development Plan of the City of Manchester.

14) The development or any particular phase of the development shall not be commenced until plans and particulars of street furniture, bus stops and street lighting in respect of the development or phase of the development have been submitted to and approved in writing by the Local Planning Authority. The development or phase of the development shall not be occupied until the approved plans and particulars have been implemented to the written satisfaction of the City Council.

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.

15) The development of any of the apartment blocks in phases 3-10 shall not be commenced until plans and particulars of the measures to be carried out as part of the development or phase of the development to mitigate the television signal reception problems identified in the TV Reception Study prepared by Taylor Bros. dated as received by Council on 21 July 2005 are submitted to and approved in writing by the Local Planning Authority. The development or phase of the development shall be carried out in accordance with the approved measures.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception, as advised in Planning Policy Guidance Note 8: Telecommunications.

16) Before the development or any particular phase of the development is commenced plans and particulars of the energy efficiency and renewables measures that are to be installed as part of the development or phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The development or phase of the development shall be carried out in accordance with the approved plans and particulars.

Reason - In the interests of minimising the impact on the environment of the building, pursuant to Policies E1.5 and E1.6 of the adopted Unitary Development Plan for the City of Manchester.

17) The development or any particular phase of the non-residential part of the development hereby approved shall not be occupied unless a certificate confirming a BREEAM rating of "Very Good" has been achieved in respect of all buildings comprised in the development or phase of the development has been issued by an assessor licensed by the Building Research Establishment unless otherwise agreed in writing by the City Council as local planning authority.

Reason - In the interests of minimising the impact on the environment of the building, pursuant to Policy E1.6 of the adopted UDP for the City of Manchester, Regional Spatial Strategy policy and Planning Policy Statement 1 (PPS1).

18) The development or any particular phase of the residential part of the development hereby approved shall achieve Building Research Establishment (BRE) Eco-Homes rating of "Very Good" unless otherwise agreed in writing by the City Council as local planning authority.

Reason - In the interests of minimising the impact on the environment of the building, pursuant to Policy E1.5 of the adopted Unitary Development Plan for the City of Manchester.

19) Before the development or any particular phase of the development is commenced, plans and particulars of the technologies that will contribute to at least 10% of the energy consumption of the total site that are to be installed as part of the development or phase of the development, shall be submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing. The development or particular phase of the development shall be carried out in accordance with the approved plans and particulars.

Reason - To reduce non-sustainable energy usage in the site and to ensure energy conservation in accordance with policies E1.5 and E1.6 of the adopted Unitary Development Plan of the City of Manchester and RSS 13.

20) Before the development or any particular phase of the development commences, an external lighting scheme (including the roads, landscaped areas, pedestrian routes, car parking areas, security gates) during the period between dusk and dawn to be installed as part of the development or phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development or phase of the development is occupied unless otherwise agreed in writing by the local planning authority.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development pursuant to policies H2.2, E3.3 and E3.5 of the Unitary Development Plan of the City of Manchester.

21) All vehicles entering and leaving the site during the construction period shall pass through a wheel wash. Plans and particulars of the wheel wash shall be

submitted to and approved in writing by the City Council as local planning authority prior to the development or phase of the development commencing.

Reason - To ensure that the proposed development does not cause unacceptable amounts of dust in the vicinity and to ensure that local roads are kept clear of mud, pursuant to Policy H2.2 of the adopted Unitary Development Plan for the City of Manchester.

22) Solar panels shall be installed on all south-facing roofs of the dwellings within phases 1-2 prior to occupation of any of the dwellings unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To reduce non-sustainable energy usage in the site in accordance with policies E1.5 and E1.6 of the adopted Unitary Development Plan of the City of Manchester and RSS 13. Further energy efficiency measures will be required across the whole site as part of future reserved matters applications.

23) The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to achieve the 'Secured by Design' accreditation awarded by the Greater Manchester Police. Written confirmation of those measures are to be provided to the City Council, as the local planning authority.

Reason - In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well-being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in PPS1 "Delivering Sustainable Development".

24) No building hereby approved shall be occupied until that part of the road network which provides access to it has been constructed in accordance with drawing CS007705-100 stamped as received by the Local Planning Authority on 07/08/2007 and all public highways shall be constructed to the satisfaction of the City Council as local planning authority and adopted by the City Council within 12 months of the first occupation of the building.

Reason - To ensure the uses on the site are accessible via an adequate road network within the site pursuant to policy T2.2 of the Unitary Development Plan of the City of Manchester.

25) The main apartment block fronting Maine Road shall not exceed seven-and-a-half storeys in height (27m) and the apartment block fronting Yew Tree Road shall not exceed four-and-a-half storeys in height (15m).

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.

26) The development or any particular phase of the development shall not be occupied until at least one car parking space on the site has been surfaced, demarcated and made available for each constructed residential unit of the development or phase of the development and no car parking spaces shall thereafter be used for any purpose other than the parking of vehicles.

Reason - To ensure adequate, allocated carparking is provided for residents pursuant to policy H2.2 of the Unitary Development Plan of the City of Manchester.

27) The development or any particular phase of the development shall not be occupied until the traffic restrictions in respect of the development or phase of the development shown on CS007705-100 stamped as received by the Local Planning Authority on 07/08/2007 have been implemented. Final details of the location and extent of the proposed waiting restrictions along the main internal spine road shall be submitted to and agreed in writing by the City Council as local planning authority.

Reason - To provide a safe traffic environment for residents and visitors within the site pursuant to policies H2.2, T2.1 and T2.2 of the Unitary Development Plan of the City of Manchester.

28) No buildings shall be erected or other engineering works undertaken, except with the express written consent of the City Council as local planning authority, within the area safeguarded for the construction of the new primary school, nursery and school playing fields as identified as "New School and Nursery" and "School Playing Fields" on the plan titled "Site Edged Red and Detailed Application", numbered L(00)122 Rev O, dated 07/08/2007.

Reason - To safeguard the land reserved for the new school and nursery in order to ensure a satisfactory development, pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

29) The retail element of the development shall be limited to Class A1 or Class A2 of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

Reason - To protect the amenity of the residential area and to safeguard the integrity of the existing retail within the area, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

30) Prior to occupation of any part of phases 1 and 2, the applicant shall fund and construct puffin crossings on Claremont and Yew Tree Road, generally in the position identified on the plan titled "Site Edged Red and Detailed Application", numbered L(00)122 Rev O dated 07/08/2007 to the satisfaction of the City Council as local planning authority unless otherwise agreed in writing. The final location and form of these crossings shall be submitted to and approved in writing by the City Council as local planning authority.

Reason -

To provide improved conditions for pedestrians pursuant to policies H2.2 and T2.1 of the Unitary Development Plan of the City of Manchester.

31) As part of the development hereby approved, the applicant shall pursue the legal closure and contribute towards the cost of funding the closure of the alleys within the site, being at the rear of Thornton Road and Carlton Avenue in a manner acceptable to the City Council, before the completion of the appropriate phase of the development, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To provide rear garden extensions to the Thornton Road and Carlton Avenue properties before the completion of the development.

32) Prior to the completion of phases 1 and 2, the applicant shall fund and undertake the following traffic calming and environmental improvements including alley gating along Ebberstone, Lowthorpe, Wykeham, Wansford and Beveridge Streets as shown on the plan titled "Site Edged Red and Detailed Application", numbered L(00)122 Rev O, dated 07/08/2007:

(a) Horizontal and/or vertical traffic calming measures;
(b) Entry treatments at the intersections with Lloyd Street South, including signage and coloured surfacing;
(c) Building out of the terrace-ends along Lloyd Street South and Maine Road, including tree planting and alley gating.

Detailed design plans and particulars of these works shall be submitted to and approved in writing by the City Council as local planning authority prior to the development or phase of the development commencing.

Reason - To improve the visual and physical relationship between the existing terraces and the proposed scheme and to provide a safe traffic environment for residents and visitors pursuant to policy T2.2 of the Unitary Development Plan of the City of Manchester.

33) Prior to the completion of phases 1 and 2, the applicant shall fund and undertake such highway improvement works as are necessary at any or all of the following junctions Lloyd Street South and Claremont Road, Maine Road and Claremont Road, Platt Lane and Lloyd Street South, and Yew Tree Road and Claremont Road. Plans and particulars of the works shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To provide a safe traffic environment pursuant to policy T2.2 of the Unitary Development Plan of the City of Manchester.

34) All aspects of the development shall conform with the City Council's Design for Access 2 document in providing disabled access. The approved details shall be satisfactorily implemented before the development is first brought into use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of the Unitary Development Plan for the City of Manchester and the Disability Discrimination Act 1995. However, in approving the relevant drawings, the City Council as the local planning authority does not hereby give any warranty that the provisions of the Disability Discrimination Act 1995 have been complied with.

35) Notwithstanding the provisions of Article 3 of, and Class A of Part 1 of Schedule 2 to, the Town and Country (General Permitted Development) Order 1995, no structures including garden sheds, car ports or additional garages shall be erected within the curtilage of any dwelling hereby approved as part of this development without the express written consent of the City Council as local planning authority.

Reason - The development hereby approved is of a medium density and the Council wishes to ensure that the dwellings retain a satisfactory level of private amenity space and that development within the curtilage does not lead to the detriment of the visual amenities of the residents of adjoining properties, pursuant to policies DC7, H1.2, H2.2, H2.7, T3.7 and E1.6 of the adopted Unitary Development Plan of the City of Manchester.

36) Notwithstanding the provisions of Article 3 of, and Class F of Part 1 of Schedule 2 to, the Town and Country (General Permitted Development) Order 1995, no hard surfaces shall be created within the curtilages of any of the dwellings hereby approved as part of this development without the express permission on the part of the City Council as local planning authority.

Reason - In the interest of visual amenity pursuant to policy H2.2 of the adopted Unitary Development Plan of the City of Manchester.

37) Notwithstanding the provisions of Article 3 of, and Class A of Part 1 of Schedule 2 to, the Town and Country (General Permitted Development) Order 1995, the garages hereby approved as part of this development shall not be converted into living accommodation or commercial use without the express written permission of the City Council as local planning authority.

Reason - To ensure that off street parking is available for residents and visitors in the interests of the safety and convenience of pedestrians and other users of the highway pursuant to policies DC7, H1.2, H2.2, H2.7, T3.7 and E1.6 of the adopted Unitary Development Plan of the City of Manchester.

38) Details of how ground-level structural openings within the proposal will be in-filled and secured in advance of accommodation being used or occupied by a tenant must be provided before development commences. Full details of how temporary in-fills will be created, how they will add positively to the amenity of the

area, how they will enhance the visual character and vitality of an area, and how they will be maintained in their original quality and condition must be submitted to and approved in writing by the local planning authority before development commences.

Reason - In the interests of amenity and crime reduction pursuant to policies H2.2 and E3.5 of the adopted Unitary Development Plan of the City of Manchester.

39) Details of a Travel Plan Strategy for the school and nursery use, its implementation and monitoring of effectiveness shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of development of the school and nursery and implemented upon commencement of the use. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remains effective. The results of the monitoring and review processes shall be submitted in writing to the City Council as 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 order to promote sustainable modes of transportation, in accordance with the provisions contained within PPS 13.

40) No part of the development shall be occupied until space and facilities for bicycle parking and storage have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. These facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport, pursuant to Policy T3.7 of the Unitary Development Plan for the City of Manchester.

41) The proposed hours of operation for the retail and health uses within the development must be submitted to and agreed in writing by the City Council as local planning authority, prior to the occupation of any of the units.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation when the development is complete, pursuant to Policy H2.2 of the Unitary Development Plan of the City of Manchester.

42) No work shall commence on any part of the site until the remediation work undertaken on that part of the site has been completed, to the satisfaction of the City Council as local planning authority, by Bilfinger Berger Environmental Ltd. The work shall be generally in accordance with the ground investigation report prepared by Soil Mechanics, report number F4028 dated June 2004, and the geo-

technical reports prepared by Geotechnics, project number PN040583 dated December 2004 and February 2005, project number 1003685 dated 5 July 2004, and project number 636852.R.001 dated 29 November 2004.

Reason - To ensure that the presence of or the potential for any contaminated land/ground gas is detected and appropriate remedial action is taken in the interests of public safety.

43) Before any particular phase of the development hereby approved commences on any part of the site that has not been subject to assessment and remediation identified in condition 42 above, a report to assess the likely extent of any ground contamination and/or ground gas being present on or affecting the site shall be submitted to and approved in writing by the City Council as local planning authority. Any necessary site investigations shall then be carried out according to a scheme to be agreed in advance with the City Council as local planning authority and implemented in accordance with the approved scheme.

Reason - To ensure that the presence of or the potential for any contaminated land/ground gas is detected and appropriate remedial action is taken in the interests of public safety.

44) Prior to occupation of the school site, a detailed Community Access Agreement shall be submitted to and agreed in writing by the City Council as local planning authority. The agreement shall cover both the buildings and the associated external areas of the school in order to secure use of these facilities by the local community. The agreement shall incorporate details including hours of operation, type of community use and associated costs of use.

Reason - To maximise the use of the facilities by the community and complement existing services within the area in accordance with policy RF1 of the adopted Unitary Development Plan of the City of Manchester.

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.

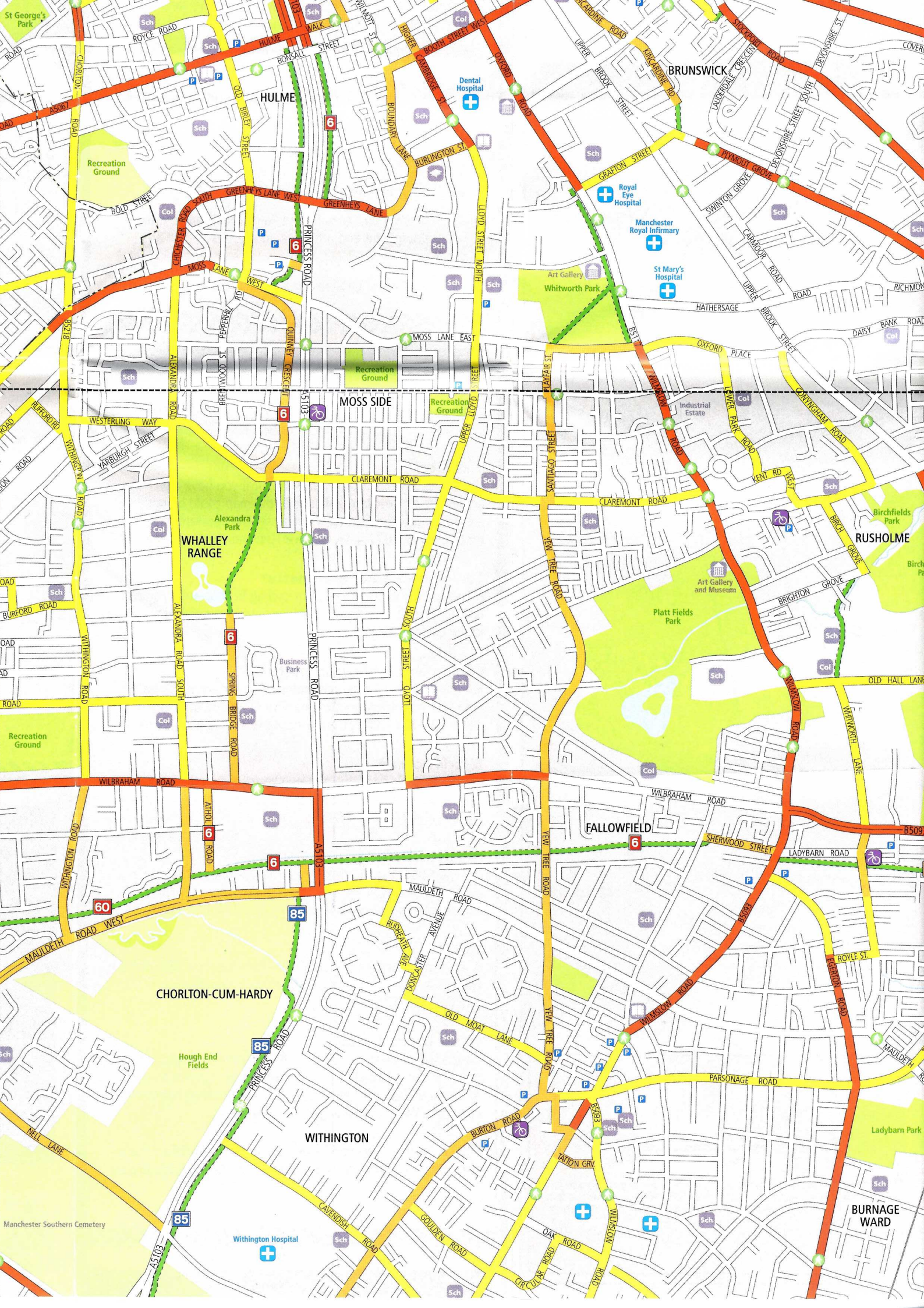
5. If either the local planning authority of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state

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.

Appendix B



St George's Park
ROYCE ROAD
HULME WALK
BONSALL STREET
HULME
BOOTH STREET WEST
HIGHER CAMBRIDGE ST.
OXFORD ROAD
Dental Hospital
BRUNSWICK
KINCARDINE ROAD
UPPER BROOK STREET
KINCARDINE RD
STOCKPORT ROAD
LAUDERDALE CRESCENT
DEVONSHIRE STREET SOUTH
DEVONSHIRE ST.
CHORLTON ROAD
A5067
OLD BIRLEY STREET
BOUNDARY LANE
BURLINGTON ST.
GRAFTON STREET
PLYMOUT GROVE
Recreation Ground
BOLD STREET
GREENHEYS LANE WEST
GREENHEYS LANE
CHICHESTER ROAD SOUTH
PRINCESS ROAD
LLOYD STREET NORTH
Royal Eye Hospital
Manchester Royal Infirmary
SWINTON GROVE
CARMOOR ROAD
St Mary's Hospital
Art Gallery
Whitworth Park
MOSS LANE WEST
HATHERSAGE ROAD
RICHMON
B5218
PEPPERHILL RD
QUINNEY CRESCENT
MOSS LANE EAST
B5117
OXFORD PLACE
DAISY BANK ROAD
ALEXANDRA ROAD
BRENTWOOD ST.
Recreation Ground
MOSS SIDE
Recreation Ground
PLAYFAIR ST.
WILMSLOW ROAD
Industrial Estate
LOWER PARK ROAD
CONYNGHAM ROAD
RUFFORD RD
WESTERLING WAY
YARBURGH STREET
WITHINGTON ROAD
UPPER LLOYD STREET
SANTIAGO STREET
CLAREMONT ROAD
KENT RD WEST
Alexandra Park
WHALLEY RANGE
YEW TREE ROAD
Birchfields Park
BIRCH GROVE
RUSHOLME
Art Gallery and Museum
BRIGHTON GROVE
Platt Fields Park
BURFORD ROAD
ALEXANDRA ROAD SOUTH
SPRING BRIDGE ROAD
Business Park
LLOYD STREET SOUTH
OLD HALL LANE
WHITWORTH LANE
Recreation Ground
WILBRAHAM ROAD
ATHOL ROAD
FALLOWFIELD
SHERWOOD STREET
LADYBARN ROAD
B5093
MAULDETH ROAD
MAULDETH ROAD WEST
RUDHEATH AVE.
DONCASTER AVENUE
ROYLE ST.
EGERTON ROAD
CHORLTON-CUM-HARDY
OLD MOAT LANE
Hough End Fields
PARSONAGE ROAD
WITHINGTON
BURTON ROAD
TATTON GRV.
Ladybarn Park
NELL LANE
CAVENDISH ROAD
GOULDEN ROAD
OAK ROAD
CIRCULAR ROAD
BURNAGE WARD
Manchester Southern Cemetery
Withington Hospital
A5103

Appendix C

PLOT Nos. 198 to 289

Phase 9 Site Boundary

Brick Dwarf Wall with Galvanized Steel Balustrade

Lobby

Riser

PROPOSED LEVEL 33.6

Possible Plant Space

Timber Close Board Fencing

Refuse

PROPOSED LEVEL 34.01

Bus Stop

Vehicular Access

Secured Cycle Store

Cycle Stand

Brick Wall

Brick Wall with Piers

Metal Sliding Gate

47 Car Parking Spaces

42 Space

Entrance Lobby

Canopy

Adoptable footpath

Delivery Layby

DK

Residential Spine Road

Plaza

Pedestrian Crossing

EXTENT OF SCHOOL KEEP CLEAR MARKINGS

Bus Stop

Pedestrian priority road

Manual vehicle access gate

22 no. Spaces + 2no. Disabled Carpark

1.8m high weld mesh fence to perimeter of car park (colour to be agreed)

Brick Wall with Piers

Sprinkler Tank

PUMP ROOM

Covered area with pergola

Tarmac Games Court

800mm wide maintenance access behind games courts

3.0m high weldmesh ball fence (green)

1.2m wide single leaf gate

Height of amphitheatre 600mm

Top of amphitheatre

Outdoor amphitheatre (Covered teaching area) 800mm deep timber seating and timber retaining walls

KS1 Play

Adventure play area

Group seating areas

Pergola

Soft Play

Low retaining wall

Quiet zone with bench seating

Shallow dipping pond

Decked terrace with handrail

Willow tunnel

1.2m high decorative log fencing

Wildlife Garden

Decked Informal seating areas

KS2 Play

Climbing Area

Land drain may be required along base of banking to collect excess surface water

Timber activity panels set in 1.2m high timber fence

Shelfield 'Junior cycle Stand' polyester powder coated, colour to be agreed 20no. cycles

Sensory garden raised planter with seating

1500mm Back alley for refuse

Dining Terrace

Raised planters for vegetable patch

Fixed Dining

Storage 3.6m2

Storage 2.7m2

KS1 Classroom / Food 56.4m2

KS1 (inc. Hoists) 152.5m2

Group 12m2

Sheltered Seating

Storage 2.4m2

WC's 16.7m2

Boys' KS1 WC's 16.2m2

Girls' KS1 WC's 16.2m2

Store 4.5m2

Cloaks 16.6m2

Acc. wc 4.2m2

Safety surface Area 36m2

1.2m timber fence with matching lockable gate

Main Hall 109m2

Small Hall 58m2

Hall Store 7.6m2

Kitchen 30.2m2

Servery 10.2m2

Delivery Access

Plant 16.7m2

Lobby 10.4m2

Reception 14.9m2

General Office 14.1m2

Office 9m2

Reprographics 8m2

Store 5.6m2

Store 5.6m2

Hygiene Suite 11.5m2

Acc. wc 4.2m2

Cloaks 20m2

Meeting 20m2

Group 15m2

Foundations Unit (inc. cloaks) 222m2

External sink

External store with roller shutters

Foundations Store 9.6m2

Group 17.7m2

Acc. wc 4.2m2

Foundations Store 9.6m2

Cloaks

Foundations Store 17.7m2

Shelfield 'Infill' galvanised steel Cycle hoops 12no. cycles * to be provided by the school (subject to confirmation)

1.2m timber fence with matching lockable single gate

Mini bus parking bay

Existing recording rignole - Type and num. Replacement bird boxes with double entrance ogn. Refer to Ecologist's drawing

Existing recording rignole - Type and num. Replacement bird boxes with double entrance ogn. Refer to Ecologist's drawing

1.8m weld mesh panel fence with matching lockable double gate (colour to be agreed)

1.8m weld mesh panel fence with matching lockable double gate (colour to be agreed)

Potential location for public art along road frontage

DK with tactile paving

DK with tactile paving

1500mm Back alley for refuse

1500mm Back alley for refuse

1500mm Back alley for refuse

Decked Informal seating areas * to be provided by the school (subject to confirmation)

Shelfield 'Junior cycle Stand' polyester powder coated, colour to be agreed 20no. cycles * to be provided by the school (subject to confirmation)

Timber activity panels set in 1.2m high timber fence * to be provided by the school (subject to confirmation)

Sensory garden raised planter with seating * to be developed by the school (subject to confirmation)

0 1 2 5 10 20 metres

PLANNING

notes

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All work to be carried out in accordance with Building Regulations and the requirements of the Local Authority where relevant.

The Contractor shall check all dimensions on site before commencement of works. No dimensions to be scaled off this drawing.

KEY

- Hard paving — PCC paving flags in natural 450 x 600 x 50mm
- Turf — Min depth 150mm topsoil
- Wild flower meadow — BSH WFG9 adjacent to pond, sowing rate 3 - 5g/m²; BSH WFG4 within wildlife garden sowing rate 3 - 5g/m² 80 - 20% grass & flora mix
- Safety surface
- Proposed Extra Heavy standard trees — 12 - 14cm girth, 425 - 600cm height. Typical species to include: Betula utilis 'Jaquemontii', Prunus sargentii
- Proposed standard trees — 8 - 10cm girth, 250 - 300cm height. Typical species to include: Acer platanoides 'Crimson King', Carpinus betulus, Fagus sylvatica, Prunus x hillieri 'Spire', Sorbus aria
- Proposed ornamental & structure shrub planting — 3L containers, planted @ 2 - 5m² depending on location, min depth 450mm topsoil. Typical species to include: Acer campestre, Berberis darwinii, Buddleia 'Lochinch', Cesmothus spps, Cornus alba 'Sibirica', Corylus avellana, Escallonia 'Apple Blossom', Hamamelis mollis, Hebe spps, Lavandula spps, Lonicera pileata
- Proposed 2.4m weld mesh panel fencing (colour to be agreed)
- Proposed 3m ball fence — 3.0m high weldmesh ball fence (green)
- Proposed 1.8m weld mesh panel fencing (colour to be agreed)
- Proposed 1.8m brick wall (Part of neighbouring application)
- Proposed 1.2m high timber fencing with activity panels (colour stain to be agreed)
- T — Tarmac surface
- E — Evacuation route and muster point
- DK — Location of drop kerbs & tactile paving

Rev:	Date:	Amendments:	Drawn by:	Chkd:
L	02.05.08	General amendments following DTM	MN	MN
K	24.04.08	General amendments following DTM	MN	MN
J2	23.04.08	Foundation play area amended	MN	MN
J1	22.04.08	Amendments to position of xref	MN	MN
J	21.04.08	Foundation play area amended (subject to confirmation from school)	MN	MN
I	10.04.08	Additional levels added. Pond area amended	MN	MN
H	04.04.08	Planters added along road frontage. Path re-aligned adjacent to hard play area	SE	MN
G	27.03.08	Further detail added	MN	MN
F	17.03.08	Seating areas added, pedestrian access removed. Fence line added adjacent to car park	MN	MN
E	05.03.08	New building layout added Levels amended	CS	MN
D	29.02.08	Pedestrian route and bin store amended	MN	MN
C	20.02.08	Delivery access removed, delivery layby shown	LT	MN
B	15.02.08	General amendment to layout	CS	MN
A	08.02.08	Amendments made to layout following school engagement and planning meeting	MN	MN

Residual Risk:

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Project Title :
PROPOSED PRIMARY SCHOOL

MAINE ROAD

MANCHESTER

Drawing Title :
LANDSCAPE PROPOSALS

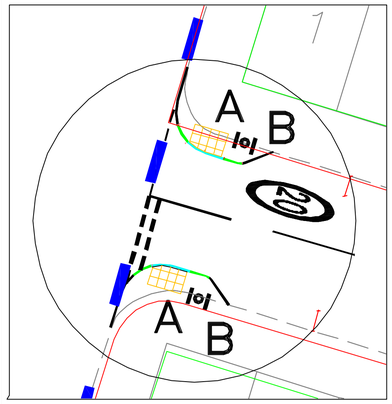
Job Reference :	Drawing Number :	Revision :
07-200-RL	01	L

Drawn by :	Date :	Scale :
CS	31.01.08	1:250@A1

Checked by : MN

Certificate Number FS 40109

Appendix D





KEY

- Proposed raised junction (junction Plateau)
- Proposed raised carriageway level.
- Proposed Puffin Crossing with red colour tactile paving.
- Proposed relocated bus stop markings with 'no stopping' at any time restrictions.
- Proposed 20 MPH zone Boundary.
- Proposed 20 MPH zone entry and exit signs (A - entry, B - exit).
- Proposed buff colour tactile paving with dropped kerbs for pedestrian crossing.
- Proposed Speed Cushion.
- Proposed Tree.
- Proposed footway widening / buildout.

20 10 0
mm scale 1:1

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REV	DESCRIPTION OF CHANGE	DATE

REVISIONS

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Manchester Engineering Design Consultancy

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PROJECT TITLE
Maine Road Development - Highway improvements to surrou

DRAWING TITLE
Maine Road Development - S 278 Highway improvements

WARD(S)	DRAWN BY		CHECKED		APPROVED	
STATUS Work in Progress	DATE	27/03/2008	DATE		DATE	

SHEET SIZE	SCALE	DRAWING NO.	REVISION
A2	1:1250	201851-1200-0002	A