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 John Edwards C/o Agent	Ellis Williams Architects Wellfield Chester Road Preston Brook Runcorn Cheshire WA7 3BA

Part I – Particulars of Application

Date of Application	Application ref. no.
13 August 2008	087301/FO/2008/N1

Particulars and location of development:

CITY COUNCIL DEVELOPMENT Redevelopment of school site involving erection of part 3, part 2 storey building to form 900 place High School and 120 place post 16 element with associated works including playing fields, car parking area and subsequent demolition of existing school buildings (existing sports hall to be retained)

Plant Hill High School
Plant Hill Road
Blackley
Manchester
M9 0WQ

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 proposed development accords with policies H2.2, E1.5, E1.6, E3.5, T2.6, T3.7 of the Unitary Development Plan for the City of Manchester adopted 1995 and policies DP1, DP2 and DP4 of Regional Spatial Strategy for the North West (2008) and guidance contained within the Guide to Development in Manchester Supplementary Planning Document (approved April 2007) and there are no other material reasons to indicate otherwise.

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 that is hereby approved shall be carried out in accordance with those samples of materials submitted comprising:
- Reglit glazing (SP26 Cast wired) amethyst colour
- Render (colour 35330)
- Brick - Ibstock Staff slate Blue Smooth
- Brick - Ibstock Stuart Buff
- Kinsgpan - (metallic grey (Spectrum Greyrock)
- Window frames colour slate grey, RAL 7015.

Any additional materials to be used on external elevations of the development should 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.

3) 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:
- AS (04) D, AS (04) A05 F, AS (04) A06 D, AS (04) A15 A, AS (06) A10 A, AS (06) A11 A, AE (04) A03 A, AE (04) A05 AE (04) A06, AE (04) A07, AE (04) A02, AS (09) A02 D date stamped as received by the local planning authority 30/07/2008
- AS (05) A09 D, AS (05) A08D received via email by the local planning authority 21/10/2008
-, PH_PLI_DR_G_91_AZ_NS_6003 B, PH_PLI_DR_G_91_AZ_NS_6004 A , PH_PLI_DR_G_91_AZ_NS_6010 A , PH_PLI_DR_G_91_AZ_NS_6011, SKM - PH_SKM_DR_G_5_AZ_NS_5005, PH_SKM_DR_G_5_AZ_NS_5004 date stamped as received by the local planning authority 30/07/2008
- PH_PLI_DR_G_91_AZ_NS_6002 B, PH_GIF__DR_G_63_AZ_SW_3260, date stamped as received by the local planning authority 14/08/2008.

Documents titled:
- SRL Technical Report C/06/6W/40540/R04/CB Co-Operative Academy of Manchester Noise Assessment. Dated 23/07/2008
- Manchester BSF The Co-Operative Academy of Manchester Design Statement date stamped as received by the local planning authority 08/08/2008
- Gifford 'Extract of Fumes and Vapours Planning Statement for the Co-Operative Academy' dated 15/07/2008
- Landscape Specification Co-Operative Academy date stamped as received by the local planning authority 08/08/2008
- TEP Ecological Assessment Doc ref 1335.06.2004 date stamped as received by the local planning authority 08/08/2008
- TEP Plant Hill Bat Survey 2007 PH_TEP_RP_002 as received via email by the local planning authority on the 09/09/2008.
- Gifford 'External Lighting Planning Statement for the Co-Operative Academy date stamped as received by the local planning authority 08/08/2008.
- Gifford 'Environmental/Energy Statement for the Co-Operative Academy PH_GIFF_RP_0008 REV (B) date stamped as received by the local planning authority 08/08/2008.
- EWI Access Statement date stamped as received by the local planning authority 08/08/2008.
- Community Use Statement PH_MCC_WI_039 Rev A date stamped as received by the local planning authority 08/08/2008.
- Gifford 'Sustainability Statement for the Co-Operative Academy PH_Giff_RP_0007 Rev (A) date stamped as received by the local planning authority 08/08/2008.
- Ramboll Whitbybird 'Co-Op Academy BREEAM for Schools 2006 D&P Assessment' date stamped as received by the local planning authority 08/08/2008
- GMP Crime Impact Statement date stamped as received by the local planning authority 08/08/2008
- Waste Management Strategy PH_MCC_RP_007 date stamped as received by the local planning authority 08/08/2008.
- Planning Submission Statement for Site Investigation Preliminary Report date stamped as received by the local planning authority 08/08/2008.
- SKM Flood Risk Assessment date stamped as received by the local planning authority 08/08/2008
- SKM Transport Statement date stamped as received by the local planning authority 08/08/2008

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.

4) Notwithstanding the approved plans, full detailed designs (including specifications) of access and egress and bus pick -up points to the approved development, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, prior to the building being brought into use, unless otherwise agreed in writing by the City Council as local planning authority.

Reason

In the interests of highway safety, pursuant to policy E3.5 of the Unitary Development Plan for the City of Manchester.

5) 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 of the Unitary Development Plan for the City of Manchester.

6) No development shall commence until details of the measures to be incorporated into the development (or phase there of) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as LPA. 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 LPA 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".

7) Notwithstanding the approved plans no development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agree in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policy H2.2, E3.5; of the Unitary Development Plan for the City of Manchester.

8) 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.

9) Before first occupation of the development the building, together with any externally mounted ancillary equipment shall be acoustically insulated in accordance with the approved scheme as set out in the document titled 'SRL - Technical Report number C/06/6W/40540/R04/CB dated 23/07/2008' unless otherwise agreed in writing by the City Council as local planning authority.

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

10) 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.

11) No activity shall take place on the outdoor pitch/field/court outside 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.

12) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment the Desk Study) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

The Desk Study shall be prepared by a suitably qualified person whose competence to carry out the Desk Study has been approved in writing by the City Council as local planning authority (an "Expert").

In the event of the Preliminary Risk Assessment Desk Study identifying risks which in the written opinion of the Local planning authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal Scheme) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal Scheme shall be carried out, by an Expert before development commences and the Expert shall prepare a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation

Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy Site Investigation Report and 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 policy E1.3; of the Unitary Development Plan for the City of Manchester.

13) No development shall commence until a scheme for the provision and implementation; of a surface water regulatory system has been approved by the City Council as local planning authority.

Reason - To reduce the increased risk of flooding pursuant to policy DC21.1 of the Unitary Development Plan for the City of Manchester and national Planning Policy Statement 25.

14) 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.

15) No tree felling or pruning works or vegetation clearance should take place during the optimum period for bird nesting (March to July inclusive) unless nesting birds have been shown to be absent.

Reason - In order to protect wildlife from works that may impact on their habitats, pursuant to policy E2.4 of the Unitary Development Plan for the City of Manchester.

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

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.

17) Prior to commencement of development, full details of a scheme for the management, destruction and /or disposal of Japanese knotweed or any other invasive weed species, to be carried out by the developer, shall be submitted to and approved in writing by the City Council as Local Planning Authority. This plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to and approved in writing by the City Council as the Local Planning Authority in order to ensure that the agreed scheme is still applicable.

Reason - To prevent the spread of Japanese Knotweed which has been found on part of the site in accordance with the Wildlife and Countryside Act 1981.

18) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment including retaining walls to be erected. The boundary treatment shall be completed when the development is first brought into use. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

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 in order to comply with Policies H2.2, E3.3 and E3.5 of the Unitary Development Plan for the City of Manchester.

19) No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and 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 in order to comply with Policies T3.1, T3.6 and T3.7 of the Unitary Development Plan for the City of Manchester.

20) The development hereby approved shall, before first occupation, implement the submitted scheme contained within the document titled 'Gifford - Extract of fumes and vapours planning statement for the Co-Operative Academy' dated 15th July 2008 for the extraction of any fumes, vapours and odours from the premises unless otherwise agreed 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.

21) The development hereby approved shall, before first occupation, implement the submitted scheme contained within the document titled 'The Co-Operative Academy of Manchester (Plant Hill) Waste Management Strategy PH_MCC_RP_007' for the storage (including segregated waste recycling) and disposal of refuse, unless otherwise agreed in writing by the City Council as local planning authority. The details of the approved scheme 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.

22) No deliveries, servicing and collections, including waste collections shall not 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.

23) No development shall take place until details of the surface treatment, layout and drainage of the new playing field, a maintenance and management plan and a programme for delivery (including a date of first use - to be no later than two years after the commencement of works) shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure the playing pitch is laid and maintained in an appropriate manner to ensure its continued use pursuant to policy L1.2 of the Unitary Development Plan for the City of Manchester.

24) Prior to the occupation of the hereby approved development a Community Use scheme for the sports facilities shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall include details of pricing policy, hours of use, access by non-school users, management responsibilities and include a mechanism for review. The approved scheme 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 and policy L1 of the Regional Spatial Strategy for the North West.

25) If any lighting at the approved development, when illuminated, causes undue glare or light spillage to the detriment of adjoining and nearby residential properties, baffles and/or cut-offs shall be installed on the units and adjustments made to the angle of the lighting units and the direction of illumination, and shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

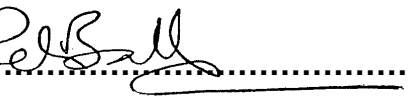
Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

26) Details of a Travel Plan Strategy, implementation and monitoring of effectiveness shall be submitted to and approved in writing by the City Council as local planning authority. 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 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.

27) Notwithstanding the approved plans full design details and choice of materials of the treatment of the eastern corner of the northern elevation and the northern corner of the eastern elevation shall be submitted to the City Council as local planning authority prior to the commencement of development.

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.

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.

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.