MANCHESTER CITY COUNCIL

Important – Planning permission & 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 to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- 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 is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Steven Rooney
Benchill Primary School
Benchill Road
Manchester
M22 8EJ

Agent (if used)

Mr Richard Bayley
Black Cat Building Consultancy
The Lightwell
61-63 Brown Street
Manchester
M2 2JG

Part 1 – Particulars of the application/development

Proposal: Erection of a single storey extension together with outdoor play area and canopy

Location: Benchill Primary School, Benchill Road, Manchester, M22 8EJ

Date of application: 19 August 2025

Application number: 143417/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Article 35 Declaration
Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

Condition(s) attached to this decision

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) Specified plans
The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Application Form 10 Jul 2025 APPLICATION FORM
b. Design & Access Statement 15 Aug 2025 DESIGN AND ACCESS
c. Flood Risk Assessment or Drainage 15 Aug 2025 SUDS REPORT
d. Ground Survey 19 Aug 2025 COMBINED PHASE 1 PRELIMINARY RISKASSESSMENT
e. Drawing - Location Plan 10 Jul 2025 BPS-SP-P2-S-P-98-001 A
f. Drawing - Location Plan 10 Jul 2025 BPS-SP-P2-S-P-98-002
g. Drawing - Proposed ELEVATIONS 27 Aug 2025 BPS-SP-P2-XX-E-00-002 A
h. Drawing - Proposed LANDSCAPE PLAN 10 Jul 2025 BPS-SP-P2-S-P-90-002
i. Drawing - Proposed RETAINING WALL, FENCING AND GUARDING 27 Aug 2025 BPS-SP-P2-S-D-90-001
j. Drawing - Proposed ROOF PLAN 27 Aug 2025 BPS-SP-P2-R-P-27-001 A
k. Drawing - Proposed 10 Jul 2025 BPS-SP-P2-00-P-00-002 FLOOR PLAN
l. Supporting Information 15 Oct 2025 BRICK TYPE

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3) The materials used on the main elevations is to be Staffordshire blue smooth by Ibstock (or similar style, finish and colour) and any other exterior work (fenestrations, roof finish etc) must be of a similar appearance to those used in the construction of the exterior of the existing building.
Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) Contaminated land watching brief
In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), 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 agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.
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 policies DM 1, SP 1 and EN 1 and EN18 of the Core Strategy and JP-P1 & of Places for Everyone.

5) Construction Management Plan
Prior to commencement of the proposal hereby approved a Construction Management Plan should be submitted for approval in writing to the City Council as Local Planning Authority. The Construction Management Plan should include

a. A highway dilapidation survey including photographs and description on the condition of carriageway/footways on the construction vehicle routes into the site. This survey should pay particular attention to the footway around the access and the access itself.
b. Details of the routing of construction traffic;
c. Details of the vehicular activity associated with the construction including appropriate swept-path assessment if appropriate;
d. Details of the location and arrangements for contractor parking;
e. Identification of all the construction vehicles access point/s into the site
f. Measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
g. The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to
policies SP1, EN19 and DM1 of the Core Strategy and JP-P1 & of Places for Everyone

6) Travel Plan
a. Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:
i. the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development (including the cumulative impact)
ii. a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
iii. mechanisms for the implementation of the measures to reduce dependency on the private car
iv. measures for the delivery of specified travel plan services
v. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car
b. Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Existing Surface Water Drainage System
If the applicant proposes to re-use the existing surface water drainage system, it is recommended that a full survey of the existing drainage infrastructure is undertaken. Any identified remedial works should be completed, and an ongoing maintenance scheme should be established to ensure that the existing drainage system is fit for purpose for the lifetime of the development.

Cadent Gas
Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting www.cadentgas.com/our-services/gas-diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Date: 17 October 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. 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.

2 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, they may appeal to the 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 gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. 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.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they 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

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