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 Rob Clare
4 Didsbury High School
The Avenue
Manchester
M20 2ET

Agent (if used)

Mr Tom Fearn
McArdle Sport-Tec Ltd
1-2 Thames Park
Lester Way
Wallingford
OX10 9TA

Part 1 – Particulars of the application/development

Proposal: Variation of condition 6 (hours of use) attached to planning permission 132550/FO/2021 to allow the use of the artificial pitch on weekends, including Monday to Friday 09:00 - 17:00, Saturdays 09:00 - 16:00, and Sundays 10:00 - 16:00

Location: Didsbury High School, 4 The Avenue, Manchester, M20 2ET

Date of application: 23 May 2025

Application number: 143023/JO/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

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution

Condition(s) attached to this decision

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

- Site layout - 03 Rev E
- Setting out plans - 04 Rev A
- Pitch layout - 07 Rev E
- Fence layout - 09 Rev A
- Elevation plans - 10 Rev A
- Line marking plan - 11 Rev A

- Contractor access/compound plan - 13 Rev B
- Container elevations - 19 Rev A
- Matwell grate detail - 22
- Pitch kerb detail grass - 23 Rev A
- Pitch kerb detail asphalt - 24 Rev A
- Construction management plan - 25 Rev A
- Goal recess detail - 26 Rev A
- Setting out for long jump - SD30 Rev A
- Turf specification
- Arboricultural impact assessment
- Tree protection plan
- Ecological appraisal
- Ground investigation report

All as received by the City Council as Local Planning Authority on the 20th December 2021.

- Environmental manual
- Planning query response

As received by the City Council as Local Planning Authority on the 14th March 2022.

- Storm drainage strategy

As received by the City Council as Local Planning Authority on the 30th March 2022.

- Noise impact assessment - 9634/LN

As received by the City Council as Local Planning Authority on the 7th April 2022.

- Proposed drainage layout - 21090 E02 Rev A
- Attenuation tank section - 21090 E03

As received by the City Council as Local Planning Authority on the 20th April 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

2) 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 14th March 2023.

(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 EN9 and EN15 of the Manchester Core Strategy.

3) No activity on the artificial turf pitch shall be permitted outside the hours of:

Monday to Friday: 09:00 - 17:00
Saturdays: 09:00 - 16:00
Sundays: 10:00 - 16:00

Reason - In the interests of the amenity of nearby residential properties, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

4) 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 EN9 and EN15 of the Manchester Core Strategy.

5) The fencing, as referenced on page 6 of the submitted acoustic planning report labelled '4G Didsbury High School Manchester. Acoustic Planning Report. 1387/APR1', stamped as received by the City Council as Local Planning Authority on the 23rd May 2025, shall be retained and maintained at all times whilst the pitch is in use.

Reason - In the interests of the residential amenity of the area, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

6) The car and bicycle parking, as shown on the drawing titled 'Landscape GA', numbered 'DHS-DHL-Z0-Z0-DR-L-1002 REV C02', stamped as received by the City Council as Local Planning Authority on the 15th July 2025, shall be retained, maintained, and made available for use at weekends whilst the pitch is in use.

Reason - To ensure that adequate provision is made for car and bicycle parking so that persons visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

7) The pitch shall only be operated in accordance with the agreed noise mitigation and management measures, as detailed on page 7 of the submitted acoustic planning report labelled '4G Didsbury High School Manchester. Acoustic Planning Report. 1387/APR1', stamped as received by the City Council as Local Planning Authority on the 23rd May 2025

Reason - In the interests of the residential amenity of the area, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

8) Prior to the first use of the pitch on weekends, the perimeter metal mesh fencing of the pitch shall be fixed to support posts with a resilient isolator, as detailed on page 7 of the submitted acoustic planning report labelled '4G Didsbury High School Manchester.

Acoustic Planning Report. 1387/APR1', stamped as received by the City Council as Local Planning Authority on the 23rd May 2025.

The perimeter metal mesh fencing, support posts, and resilient isolator shall be retained and maintained at all times whilst the pitch is in use.

Reason - In the interests of the residential amenity of the area, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester 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:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Date: 1 August 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 or 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 their 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.