

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 141877/FO/2025

**Date registered valid:** 5 March 2025

**Proposal:** Erection of single storey extension, reconfiguration of sports hall and remodelling works to provide accommodation for up to 50 additional pupils.

**Address:** Grange School, Matthews Lane, Manchester, M12 4GR

**Ward(s):** Longsight Ward

**Applicant:** David Bell, Prospere Learning Trust

**Agent (if any):** Pablo Iglesias, Grated Apple

**Case officer:** Ian Jarvis  
Tel: 0161 234 4079  
Email: [ian.jarvis@manchester.gov.uk](mailto:ian.jarvis@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 1 August 2025

## Application details

**Type of application:** Full Application Consent

**Development type:** Minor Other

### Standard consultations:

Printed: 23 April 2025      Expired: 15 May 2025

### Neighbour notifications

Printed: 7 April 2025      Expired: 30 April 2025

### Site notice

No site notice has been produced

### Press advert

No press advert had been published

**Departure from Development Plan:** No

**Environmental Statement:** Not required

### Description of site/building

**Listed building:** Not applicable

**Conservation area:** No

**Tree Preservation Order:** No

This application relates to the site of Grange School, which is for children with special educational needs, located at the junction of Matthews Lane and Mount Road within the Longsight ward of Manchester, with the wider school site having an area of approximately 2.4 hectares. To the immediate north the application site is the Gorton Primary School, to the east are Melland playing fields, to the east of the Nutsford Vale NNR and the south are residential properties along Matthews Lane.

The site has an existing high level sports hall, which sits along the Mount Road frontage of the site. which as erected when the site was previously used as a mainstream secondary school. The unit is in two distinct parts with a high level main sports building attached to a single storey building which was used mainly as a changing room block along with rooms used for storage and some teaching/development space.

The sports hall was not therefore designed with the requirements of special needs children in mind, where classes are smaller and less imposing spaces are needed. The school have attempted to resolve this by dividing the space into two, but these spaces are still too large and imposing.

It is therefore proposed to reconfigure the sports hall, as follows:

- Introduction of a mezzanine level in approximately half of the main sports hall (the existing complex has a floor area of 1057 square metres and the mezzanine would create an additional 307 square metres to give a total floor area of 1364 square metres).
- Creation of 5 individual spaces combined on the new mezzanine level and the remaining high level part of the Sports Hall.

- Creation of a kitchen area, heart beeps room and life skills living space, on the ground floor under the new mezzanine level.

Remodelling of changing rooms to create 3 larger classrooms, 3 smaller rooms (for up to 4 people) and a larger communal/learning area.

In addition, it is proposed to erect a single storey extension, to the eastern side of the sports hall, which would form a cafe, which could be used by parents and visitors. This would have a floor area of 134 square metres, bringing the total area of the resulting building to 1498 square metres. The cafe extension also includes the creation of a front canopy, above the entrance, and a canopy to the side, which would provide a covered walkway, to the main school building. The extension would be constructed largely with glazing, with some brick elements.

The proposal would potentially lead to between 14-20 additional staff members and up to 40 additional pupils on site.

The proposed extension involves the loss of some grass land, which has an area under 20 square metres.

The site has an existing car park, with 87 spaces, which is unaffected by the proposal, and 10 cycle parking spaces are to be provided.

## **Consultations & Notification Responses**

Local residents/adjoining occupiers - One objection has been received, from a local resident, for the following reason:

With the current traffic problems caused by school buses/parents cars entering and leaving the site permission for up to 50 more buses/cars is going to make the already horrendous traffic/parking situation a lot worse

Highway Services - Made the following initial comments:

The proposals are contained within the site curtilage and no off-site highways works are required.

A number of new doorways are proposed around the building. Adequate pedestrian circulation space/pedestrian routes will need to be provided.

New fencing is proposed although this will not affect the adopted highway or visibility.

The submitted Transport Statement/Travel Plan states that approx. 80% of pupils are transported by local authority 'home to school' transport. The remaining 20% are either dropped off by parents or travel independently.

The submitted Application Form states that the proposals will be supported by 20no. fulltime additional staff. 12no fulltime and 10no. part-time staff are already employed at the school. Highways note that no mode share information for staff is provided within the Transport Statement/Travel Plan. It is unclear whether the school has an operational Full Travel Plan as the submitted document contains very limited information on surrounding sustainable transport options, existing mode share and measures to discourage access by car. Given that a high proportion of pupils travel by 'home to school' transport, a Full Travel Plan would be particularly useful in promoting and monitoring sustainable travel towards staff. Highways request that the Transport Statement is updated to assess whether school carpark, drop-off, servicing areas and cycle parking provision can comfortably accommodate the anticipated uplift

in staff and pupils in order to ensure that there is no overspill/impact on the surrounding highway network. The updated report should also include a full review of surrounding pedestrian/cycle infrastructure and local public transport provision. Additional details relating to any anticipated changes in waste/servicing requirements should also be included.

In response, the applicant submitted a revised travel plan, transport plan and a revised plan showing pedestrian circulation around the site.

Highways Services responded as follows:

The proposals are contained within the site curtilage and no off-site highways works are required.

- The indicated pedestrian circulation space/pedestrian routes are considered to be accurate.
- The Transport Statement should be updated to provide a trip generation assessment with regard to the uplift in pupil and staff vehicle trips, which would further inform whether existing 87-space on-site car parking provision/drop-off facilities will cater for the anticipated uplift in demand. Levels of existing parking demand will need to be considered.
- The Transport Statement confirms that 10no. sheltered cycle parking spaces are provided within the secure site. Additional space has been identified for additional demand if required. Cycle parking demand will therefore need to be monitored as part of the Travel Plan with additional sheltered provision made when necessary.
- The school has confirmed that a Travel Plan is in place.
- The applicant has confirmed that the existing waste storage and servicing arrangements will remain as existing.
- Highways request that a Construction Management Plan is conditioned with any approval along with a dilapidation survey.

The applicant has provided a revised transport statement to address the car parking arrangements.

Highways Services commented that:

The TS confirms that cycle parking will be increased from 10 to 20 cycle spaces with an additional 5 cycle parking hoops. This is welcomed by Highways, although such provision will need to be sheltered/secure. This can be conditioned

In terms of trip generation, the TS states:

40no. pupils will access the site by Local Authority transport, travelling in existing mini-buses that already travel to the site.

10no. pupils will travel with parents (including potential parent drop-off) or independently.

Highways request that the school confirms that capacity for 40no. pupils is currently available within the existing mini-bus provision. A plan showing/confirming how many mini-buses can/could be accommodated on-site would be useful in consideration of existing mini-buses and the anticipated increase. I expect the 'worst case' would be during pick-up when the majority/all mini-buses will be on-site at the same time.

No details have been provided in relation to staff trips. Furthermore, no details have been provided regarding existing parking/drop-off demand and the impact/management of additional pupils and staff, although previously requested.

The applicant then provided a plan confirming how many mini-buses can be accommodated on site, along with further information regarding car park utilisation, and highways responded as follows:

Additional information provided states that the additional 14 FTE staff would be expected to generate parking demand for an additional 5 cars. Highways note that 20 additional FTE staff were identified as part of the submission. Based on the stated mode share, an additional 20 staff would equate to additional parking demand of around 13 spaces. Some internal car-park reallocation may be required as this level exceeds the recorded spare staff parking capacity although additional space remains for visitor parking.

A plan has been submitted showing the car-park layout/parking allocations and shows a significant level of mini-bus parking provision.

Highways request that a Car Park Management Plan is conditioned with any approval to ensure efficient operations with regard to staff, visitor, disabled, mini-bus and parent/carer pick-up drop-off.

Strategic Area and Citywide Support Manager - Recommends that conditions are attached, to any permission, in relation to submission of a construction management plan, refuse, contaminated land, and approval of hours as applied for.

Neighbourhood Officer (trees) - Comment as follows:

Two trees are listed for removal due to the layout of the development, however as these trees are of low visual amenity value due to their position, they would have no objection to this proposed removal. Mitigation needs to be provided for the loss of these trees.

The proposed tree protection measures will need to be strictly adhered to, to ensure that remaining trees are not damaged during construction.

The applicant has submitted a revised plan, showing the location of 2 replacement trees.

Flood Risk Management Unit - Originally stated that they had no objections and no drainage condition is required. Following a revised consultation, not relating to drainage matters, they suggested United Utilities be consulted and recommended a condition regarding future submission of drainage details and an informative relating to the nearby Nico Ditch (attached as an informative). United Utilities have confirmed that the submitted drainage details are acceptable (see below).

Manchester Active - Makes the following comments:

Manchester Active are supportive of the proposal, subject to a Community Use Agreement secured by condition, as it complies with Manchester's strategic sports objectives by addressing issues and themes around increasing physical activity in:

Making Manchester Fairer Plan

Our Manchester Strategy

Addressing deficiencies identified in Manchester's Indoor Built Sport Facilities Strategy

Manchester's Sport and Physical Activity Strategy

The key sporting and community benefits of this proposal are:

Aims and objectives for improving health and well-being, tackling inequalities, and increasing participation in sport and physical activity.

Development and coordination of sports development and physical activity programmes in response to local need, in communities with the greatest need.

Long-term sustainable facilities.

Accessible indoor sport facilities to support and encourage use by disabled people and people with limited mobility.

Safe, inclusive and welcoming community spaces for all priority groups.

Pre application discussions with the applicant have indicated they are willing to enter into a Community Use Agreement. This will help implement the key strategic objective of widening access to school facilities by establishing partnerships with schools who have activity spaces that can be used to meet the needs of the local community. It will also comply with Places for Everyone policy JP-P7 Sport and Recreation which refers to protecting and enhancing a network of high quality sport and recreational facilities, encouraging the community use of educational sports facilities, and enabling the continued development of major sports facilities.

Recent consultation undertaken by Manchester Active identified a need from community disability groups to access safe and secure sport and activity spaces. The refurbished and reconfigured sports hall will create smaller, more usable activity spaces which lends itself to community use for targeted disability groups in the locality. Manchester Active has a Physical Activity Referral Service (PARS) which works with local GPs to help people with mental or physical health issues become more active. Sessions range from one to one for people with long term health conditions (Pathway One) to small group sessions for people needing more time or confidence before joining a local gym or attending open community sessions (Pathway Two). It is envisaged the reconfigured activity spaces will be utilised by the PARS team and targeted disability groups.

Sport England - Raised a non-statutory objection, as they do not consider that it has been fully demonstrated that the sports hall is not needed in this location.

They accept that the needs of the school would be better met, as a result of the proposal, but they are concerned as the proposal would lead to the inability to use the building as a 4 court sports hall.

The Council was therefore advised to consult the impacted national governing bodies for badminton and boxing, and the impact that it would have on their sports, and to discuss with Manchester Active, in relation to Sports Halls in the area, to ensure that the requirements of paragraph 104, of the NPPF are met.

Supplementary comments of Manchester Active - The information that they have is that the Manchester Boxing Centre of Excellence used to be based at the Grange and has either folded or moved on. The Headteacher states that they moved out in 2019 but don't know if they folded or reinvented themselves under another name and went to a different venue.

With respect to all other sports they moved to Co Op Academy Belle Vue when that was built and opened in 2021 and is less than a mile from the Grange. A Community Use Agreement was put in place to make sure those sports users displaced from the Grange when it became an Academy in 2019 could be accommodated. The CUA has allowed growth in quite a few indoor sports including Badminton, Netball, Basketball and Futsal.

Manchester Active consider that the sports facilities at Co Op Academy Belle Vue are adequate replacement for any loss of sports hall at the Grange especially given the users of the Grange were accommodated at Belle Vue. There is also added value from the new facilities at the

Grange because they will provide community use to underrepresented groups in the area who currently can't access facilities.

Manchester Active are therefore supportive of this proposal as all sports facilities have already been replaced in accordance with planning policy and Manchester's strategic sport objectives. This is subject to a community use agreement secured via condition.

United Utilities - Request that a condition is attached, to any permission, requiring the development to be carried out in accordance with the submitted drainage plans.

GM Ecology Unit - Make the following comments:

The only potential ecological issue is biodiversity net gain.

#### Wildlife Issues

There are no wildlife issues associated with this development. The two buildings impacted by the development were assessed as having negligible bat roosting potential and no bird nesting opportunities. The footprint of the extension extending over amenity grassland and hardstanding. No further information or measures are required.

#### Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Section 187 of the NPPF 2024 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

The development will result in the loss of a small area of amenity grassland and two small trees. Replacement tree planting is proposed.

The developer has claimed exemption under the de minimis rule but whilst the areas of low value grassland lost may just be under 25sqm, the root protection areas of the two trees also need to be added in to the baseline. This will inevitably result in the threshold of 25sqm being breached.

It is therefore recommended that prior to determination a biodiversity net gain assessment is provided and metric is provided.

It is recommended that one bird box is provided as enhancement for wildlife on either a retained tree or the buildings.

A BNG plan, and metric, was therefore submitted by the applicant, and GMEU have commented as follows:

There appear to be no significant issues with the metric. Given the very low number of units involved, They are satisfied that any issues of detail can be resolved at discharge of conditions stage.

As the development includes urban tree planting a medium distinctiveness habitat a Habitat Management and Monitoring Plan (HMMP) will be required. Given the very low number of units involved there are satisfied that the details of the HMMP can be dealt with via a standard condition.

To discharge the statutory biodiversity gain condition, they will need to submit the final version of the metric, HMMP and biodiversity gain plan.

## Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 8 relates to promoting healthy and safe communities and states that existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

- (a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- (b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- (c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. (paragraph 104)

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy EN 10 relates to 'Safeguarding Open Space, Sport and Recreation Facilities' and states that the Council will seek to retain and improve existing open spaces, sport and recreation facilities and provide a network of diverse, multi-functional open spaces. Proposals will be supported that:

- improve the quality and quantity of accessible open space, sport and recreation in the local area
- provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity
- improve access to open space for disabled people

Proposals on existing open spaces and sport and recreation facilities will only be permitted where:

Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area;

or

The site has been demonstrated to be surplus for its current open space, sport or recreation function and the City wide standards set out above are maintained, and it could not fulfil other unsatisfied open space, sport or recreation needs, and a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area;

or

The development will be ancillary to the open space, sport or recreation facility and complement the use or character.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed

guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Saved policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources, which are effectively outside planning control.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance was formally adopted in April 2007, and is therefore relevant in this case. At that time, Planning Policy Statement 3 'Housing' stated that to facilitate efficient delivery of high quality development, Local Planning Authorities should draw on relevant guidance and standards and promote the use of appropriate tools and techniques, such as Design Coding alongside urban design guidelines, detailed masterplans, village design statements, site briefs and community participation techniques.

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. This guidance aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places, that is character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability.

The guidance advises that high quality design is a vital attribute of successful neighbourhoods, the design of streets should promote neighbourliness and design should respect and be informed by location. The guidance also advises that buildings should relate well to each other and building heights should be carefully considered. In terms of ease of movement, cul-de-sacs

are discouraged, the street network should contribute to the character of the area, safe routes for cyclists and pedestrians will be promoted, and public transport should be easy to use. Places with attractive and successful public areas are encouraged with open spaces reflecting and accommodating future uses with children and young people being considered in the design and location of open spaces. Neighbourhoods should contain a mix of housing, safety and security are vital elements of the urban area, the impact of parking areas should be minimised and new developments should maximise access for disabled people.

Places for Everyone - The approved Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the ten boroughs which make up Greater Manchester.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs. Securing higher densities in the most accessible locations is identified as helping to maximise the ability of people to travel by walking, cycling and public transport and reduce the reliance on the car.

Relevant policies of PfE in this instance are:

JP-S1: Sustainable development

JP-C8: Transport Requirements of New Development

JP-P1: Sustainable Places

JP-P7: Sport and Recreation

In particular, policy JP-P7 states that a network of high quality and accessible sports and recreation facilities will be protected and enhanced, supporting greater levels of activity for all ages, including by:

6. Encouraging the incorporation of a sports facilities mix in all education settings, that meet both curriculum and local community sport needs as identified by an up to date Local Authority Sports Needs Assessment, and made available for community use where possible.

Principle of development - The site is located within an existing school complex, and mainly relates to the refurbishment, of an existing sports hall, with a relatively small extension to the building. The proposal is sub-dividing the sports space, to create a number of smaller spaces, but the total amount of floorspace, suitable for sports, is very similar to that previously provided. New teaching and ancillary space are proposed, but this is largely due to the reconfiguration of the former changing rooms. A cafe is also proposed which is for parents and visitors, rather than being for the general public, with access to the school site being controlled as it is now. Generally the works proposed are to provide space that is more suitable for use by children with special needs, and the proposal is considered to be acceptable in principle.

Scale of works/design - The proposed extension/canopy is of a relatively modest size, which is considered to be in keeping with the adjoining sports hall and the general school complex.

Visual/residential Impact - The proposed physical works are fairly centrally located on site, and would not be easily visible from outside the site, with the nearest residential properties being located over 100 metres away, from the area of works, on Matthews Lane. The overall use of the site is not changing, other than the addition of a small cafe, and, whilst some increases in staff and pupil numbers are projected, no significant changes are likely, in relation to how the site operates in relation to matters such as noise and activity. It is not therefore considered that the proposal would have any adverse impacts upon visual or residential amenity.

Partial loss of sports hall/community agreement - Sport England accepted that the needs of the school would be better met, as a result of the proposal, but they are concerned about the loss of

some sports hall provision. However, Manchester Active indicate that most of the sports, which formerly took place in the Sports Hall, have been relocated to sports facilities at the Co Op Academy Belle Vue, and Manchester Active consider that these facilities are adequate replacement for any loss of sports hall sporting activities at the Grange and there will also be added value from the new facilities at the Grange because they will provide community use to underrepresented groups in the area who currently can't access facilities. Manchester Active are therefore supportive of this proposal as all sports facilities have already been replaced in accordance with planning policy and Manchester's strategic sport objectives. The proposed changes are therefore considered to be acceptable, subject to a community use agreement secured through a condition

Ecology/biodiversity - The applicant has confirmed BNG enhancements on site, comprising of restoring habitats on site: There are several areas of amenity grassland within the site, which would be used to plant a total of twelve individual urban trees to compensate for the loss of trees and grassland in the proposed works, which would result in a BNG in excess of 10%. This is considered to be acceptable, in principle, and a conditions is proposed as indicated by GMEU.

Traffic/access/car parking - The proposal will lead to up to 20 additional staff members and 40 pupils on site, with the majority being transported to/from site by local authority minibuses. Concerns were raised by highways about these additional numbers and how they would be accommodated, particularly in relation to site capacity for minibuses. Final plans were submitted showing parking allocations, in the car park relating to staff, visitor and disabled person spaces as well as parent/care pick-up points and a significant level of provision for minibuses. These arrangements are considered to be acceptable, to Highways Services, subject to the submission of a car park management plan.

Refuse - No changes are proposed, to the existing arrangements, but with additional staff and pupils being proposed on site a condition is required to ascertain if increased capacity needs to be provided on site.

### **Other Legislative Requirements Equality Act 2010**

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

### **Human Rights Act 1998 considerations**

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the

planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation:** Approve

### **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. Negotiations took place regarding various aspects of the scheme including highways matters and BNG. The proposal is considered to be acceptable and in accordance with City Council policy. The applicant has been advised of pre-commencement conditions.

### **Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse**

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Drawings numbered GSE-GA-ZZ-01-DR-A-04-50401-S4-P0, GSE-GA-ZZ-ZZ-DR-A-04-50400-S4-P0, GSE-GA-ZZ-ZZ-DR-A-05-50401-S4-P0, GSE-GA-ZZ-ZZ-DR-A-05-50402-S4-P0, GSE-GA-ZZ-ZZ-DR-A-06-50401-S4-P0, GSE-GA-ZZ-01-DR-A-06-50402-S4-P0, GSE-GA-ZZ-ZZ-DR-A-06-50403-S4-P0 and 30657/1 rev B.

Godwins Arboricultural Impact Assessment dated 17 November 2024

Sub Surface Ground Investigation Report dated December 2024.

All stamped as received by the City Council, as Local Planning Authority, on 9 January 2025.

Drawings numbered 24005-AP(90)01-P1 and 24005- AE(00)01-P4 and the Transport Statement and Travel Plan Rev A, all stamped as received by the City Council, as Local Planning Authority, on 4 March 2025.

Drawing numbered 24005-AP(90)02-P0 stamped as received by the City Council, as Local Planning Authority, on 18 March 2025.

Eddisons Transport Statement dated June 2025, stamped as received by the City Council, as Local Planning Authority, on 3 June 2025.

Eddisons Additional Highways Information Document dated July 2025, stamped as received by the City Council, as Local Planning Authority, on 15 July 2025.

Drawing numbered 24005-AP(90)03-P1, stamped as received by the City Council, as Local Planning Authority, on 18 July 2025.

Pennie Ecological Biodiversity Net Gain Assessment, and associated Biodiversity Metric, dated July 2025 and stamped as received by the City Council, as Local Planning Authority, on 29 July 2025.

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.

3) No above ground works shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall then be constructed in accordance with these approved details.

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 policies SP1 and DM1 of the Core Strategy.

4) a) Before the development hereby approved commences, the measures for investigating the site identified in the submitted Site Investigation (Sub Surface North West Desk Study, Ref. 8032, dated September 2024) shall be carried out, and 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. This should include submission of the ground gas meter calibration certificate for the monitoring period (09/09/24 - 06/12/24)

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation 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, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out prior to occupation in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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 DM1 and SP1 of the Manchester Core Strategy.

5) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Display of an emergency contact number;
- Hours of working;
- Dust suppression measures;
- Measures to control noise and vibration;
- Compound locations where relevant;
- Location, removal and recycling of waste;

- Phasing and quantification / classification of vehicular activity associated with planned construction, including commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routing both within the site and on the adjacent highway
- Routing strategy of construction vehicles;
- Parking of construction vehicles and staff; and
- Sheeting over of construction vehicles.
- A dilapidation survey, including photographs and commentary, on the condition of carriageway/footways of construction vehicle routes surrounding the site.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

6) Before the use commences a scheme for the storage and disposal of refuse shall be submitted to and approved 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 policies SP1 and DM1 of the Manchester Core Strategy.

7) The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 30657/1 Rev B - Dated 07/01/25 which was prepared by Ironside Farrar. For the avoidance of doubt surface water must drain at the restricted rate of 5 l/s. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding

8) Prior to the use commencing a car parking management plan shall be submitted to and approved by the City Council, as Local Planning Authority. This should contain details relating to staff, visitor and disabled persons parking, and mini-bus and parent/carer pick-up drop-off. The development shall thereafter operate in accordance with these approved details.

Reason - To ensure the effective management of car parking at the site and in order to reduce levels of on-street parking in the vicinity of the site, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

9) Prior to first use of the activity spaces a community use agreement, prepared in consultation with Manchester Active shall be submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the indoor and outdoor activity spaces and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement and for the duration of the development.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport, pursuant to policies SP1, EN 10 and DM1,

of the Manchester Core Strategy and policy JP-P7 of the Places for Everyone Development Plan Document.

10) Prior to the commencement of above ground works a Biodiversity Gain Plan, Habitat Management and Monitoring Plan and updated Biodiversity Net Gain metric shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved Biodiversity Gain Plan shall be implemented in accordance with an agreed timetable and thereafter maintained in accordance with the approved Habitat Management and Monitoring Plan.

Reason - In the interests of biodiversity net gain being achieved off site pursuant to Policy EN15 of the Manchester Core Strategy, Policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

11) 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 EN9 and EN15 of the Manchester Core Strategy.

12) The approved landscaping scheme (including replacement tree planting shown within the Biodiversity Net Gain Assessment) 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.

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 policies SP1, EN9 and DM1 of the Core Strategy.

13) The premises shall not be open outside hours:

06.30 to 18.30hrs Mondays to Friday

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Policies SP1 and DM1 of the Core Strategy and saved Policy DC26 of the City of Manchester Unitary Development Plan.

### **Informatives**

1) MCC records highlight that the underground Nico Ditch is located within close proximity to the site (approximately 6 m to the South of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following

2) The applicant should be advised that any requirements for licensing, hoarding, scaffolding, skips and any associated temporary pedestrian/traffic management arrangements, including Section 50, will need discussion and agreement with the council's Highway Network Management teams via Email -[highwaylicences@manchester.gov.uk](mailto:highwaylicences@manchester.gov.uk) / [highwaynetworkmanagement@manchester.gov.uk](mailto:highwaynetworkmanagement@manchester.gov.uk).

## **Appendix 1 – List of consultees & neighbours notified**

Sport England  
MCR Active  
Environmental Health  
MCC Flood Risk Management  
Highway Services  
Neighbourhood Team Leader (Arboriculture)  
MCC Flood Risk Management  
Highway Services  
Environmental Health  
Neighbourhood Team Leader (Arboriculture)  
Environmental Health  
MCC Flood Risk Management  
Highway Services  
Neighbourhood Team Leader (Arboriculture)

79 Bratton Drive, Manchester, M19 3GU  
6 Bywood Avenue, Manchester, M19 3PA  
295 Mount Road, Manchester, M19 3ET  
77 Bratton Drive, Manchester, M19 3GU  
81 Bratton Drive, Manchester, M19 3GU  
75 Bratton Drive, Manchester, M19 3GU  
Prospect House Primary Specialist Support School, Grange School, Matthews Lane,  
Manchester, M12 4GR  
71 Bratton Drive, Manchester, M19 3GU  
73 Bratton Drive, Manchester, M19 3GU  
Mellands Fields, Mount Road, Manchester, M18 7QR  
54 Matthews Lane, Manchester, M19 3ES  
250 Mount Road, Manchester, M18 7GR  
260 Mount Road, Manchester, M19 3FS  
80 Matthews Lane, Manchester, M19 3ES  
74 Matthews Lane, Manchester, M19 3ES  
70 Matthews Lane, Manchester, M19 3ES  
68 Matthews Lane, Manchester, M19 3ES  
66 Matthews Lane, Manchester, M19 3ES  
60 Matthews Lane, Manchester, M19 3ES  
58 Matthews Lane, Manchester, M19 3ES  
56 Matthews Lane, Manchester, M19 3ES  
52 Matthews Lane, Manchester, M19 3ES  
78 Matthews Lane, Manchester, M19 3ES  
76 Matthews Lane, Manchester, M19 3ES  
72 Matthews Lane, Manchester, M19 3ES  
64 Matthews Lane, Manchester, M19 3ES  
62 Matthews Lane, Manchester, M19 3ES

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Historic Landfill Site 50m Buffer -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Susceptible to Surf Water Flood (More) -  
Area Team Boundary - Name: NORTH AREA