

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 141577/FO/2024  
**Date registered valid:** 13 February 2025  
**Proposal:** Installation of cricket training facility  
**Address:** Burnage Media Arts College, Burnage Lane, Manchester, M19 1ER  
**Ward(s):** Burnage Ward

**Applicant:** Mr Karl Harrison Burnage Academy for Boys  
**Agent (if any):** Mr Liam Denby Stratus9 Consulting  
**Case officer:** Holly Wright  
Tel: 0161 219 6381  
Email: holly.wright@manchester.gov.uk

**Recommendation:** Approve  
**Date of recommendation:** 10 April 2025

## **Application details**

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** 14 March 2025

**Standard consultations:** Printed: 20 February 2025 Expired: 13 March 2025

**Neighbour notifications:** Printed: 20 February 2025 Expired: 13 March 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:** Not applicable

**Tree Preservation Order:** Not applicable

The application relates to Burnage Academy for Boys, a secondary educational institution, situated within the Burnage ward of Manchester.

Accessed off Burnage Lane, the site consists of a large part-two / part-three storey building with an internal courtyard to the north which houses the majority of its teaching facilities, enclosed sports pitches to the east, a warehouse-style building and enclosed sports pitches to the south, and a large, central grassed playing fields in addition to various hard and soft landscaping features.

The site is located in a predominantly residential setting and is bounded to the north by Green End Primary School, to the east by Burnage Lane and to the south and west by various residential properties, including semi-detached and terraced dwellinghouses.



**Application site, as viewed from Google Maps**



**Proposed site of development**



**Proposed site of development**



**Proposed site of development**



**Proposed site of development**

## **Description of development**

The applicant is seeking permission for the installation of a cricket training facility

## **Relevant planning history**

F02552/LA - LOCAL AUTHORITY DEVELOPMENT Infilling the undercroft of the existing building to be used for teaching and workshops – APPROVED (30.05.1975).

060528/VO/SOUTH1/00 - CITY COUNCIL DEVELOPMENT Construction of sports hall and changing facilities, new access road, closure of existing access road and 2.4-metre-high railings around play area – APPROVED (24.05.2001).

064502/VO/SOUTH1/02 - CITY COUNCIL DEVELOPMENT Erection of 2.4-metre-high railings along Burnage Lane frontage of school – WITHDRAWN (07.05.2002). 065022/VO/SOUTH1/02 - CITY COUNCIL DEVELOPMENT Erection of 2.4m boundary fence to match existing fence – APPROVED (17.06.2002).

087471/VO/2008/S2 - CITY COUNCIL DEVELOPMENT Redevelopment of existing High School, involving: partial demolition and refurbishment; erection of three storey extension, formation of pedestrian entrance off Burnage Lane; formation of car parks; extension of playing fields; formation of seven-a-side all weather pitch; extension and alteration to existing sports hall and associated landscaping and fencing – APPROVED (21.11.2008).

087471/VO/2008/S2 - Discharge of Conditions 1,4,5,8,11,14,15,21,22 Discharge of Condition 25 (26/01/09) Discharge Conditions 18,23 & 24 (14/07/2010) – ACTIVE.

091314/VO/2009/S2 - CITY COUNCIL DEVELOPMENT Retrospective installation of four flues in roof facing Green End Primary School – APPROVED (10.11.2009).

096898/FO/2011/S2 - Erection of single storey extension to sports hall to form external store – APPROVED (16.09.2011). 097421/FO/2011/S2 - Installation of two sets of disabled access ramps and stairs to allow access to playing fields from school grounds – APPROVED (21.11.2011).

098201/FO/2011/S2 - Erection of 3 metre high mesh fencing upon existing 4 metre high fence surrounding all weather pitch – APPROVED (14.02.2012). 106938/FO/2014/S2 - Elevation alterations below existing canopy to create administrative office – APPROVED (19.11.2014).

111597/FO/2016/S2 - Elevation alterations below existing canopy to create offices – APPROVED (13.06.2016).

139644/FO/2024 - Installation of external cricket training facility and associated structures and pathways – Approved (23.07.2024).

## **Consultations & Notification Responses**

One letter of objection was received from one local resident in response to this application. Their concerns are summarised as follows:

- Adding extra facilities to the school is unreasonable until they address the current parking situation
- The cricket facility is likely to be rented out to the public during evenings and on weekends.
- Existing communal facilities are poorly controlled and managed.
- The proposal would exacerbate existing parking issues and congestion in the area.
- The existing large field is not effectively used currently.
- Events on weekends, school holidays, and during evenings cause disruption to local residents and instances of antisocial behaviour.
- These issues must be addressed prior the installation of new facilities.

**Manchester Active** were fully supportive of the proposal, indicating that the works would improve the school's cricket offer whilst also allowing community and local club/nomadic team usage. The proposal would address a deficiency in cricket provision in this area and would not impact the existing pitch provisions of the site. There is a proven strategic need for the cricket nets as set out Manchester's Playing Pitch and Outdoor Sport Strategy (2022), updated in 2023.

In their consultation response dated to the 3<sup>rd</sup> March 2025, **Sport England** objected to the proposal indicating that the works would not meet the exceptions of their Playing Fields Policy, nor would it accord with paragraph 104 of the National Planning Policy Framework (NPPF). The proposal would provide for an additional sporting facility at the site, however, fails to demonstrate that it would not result in a negative impact on the existing required sporting provision at the site. As such, it is not considered to accord with Exception 2 or 5 of **Sport England's** Playing Fields Policy and paragraph 104 of the NPPF.

This feedback was relayed to the agent of the application who submitted additional information and revised plans to satisfy the above concerns. This was passed onto **Sport England**, who withdrew their objection, subject to a Community Use Agreement being attached to any approval.

**Highways Services** made no objection to the proposal, requesting a condition relating to the submission of a Construction Management Plan and car parking management plan given the proposal would be subject to some community use be attached to any approval.

**Environmental Health** made no objection to the proposal, requesting conditions relating to the hours of use of the cricket facility, an external lighting scheme, and a watching brief be attached to any approval.

**Flood Risk Management** made no objection to the proposal, requesting a condition relating to the submission of a Sustainable Drainage Scheme be attached to any approval.

## Policies

The following policies are considered relevant in the consideration of this application.

**The Manchester Core Strategy – Development Plan Document 2012-2027** (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

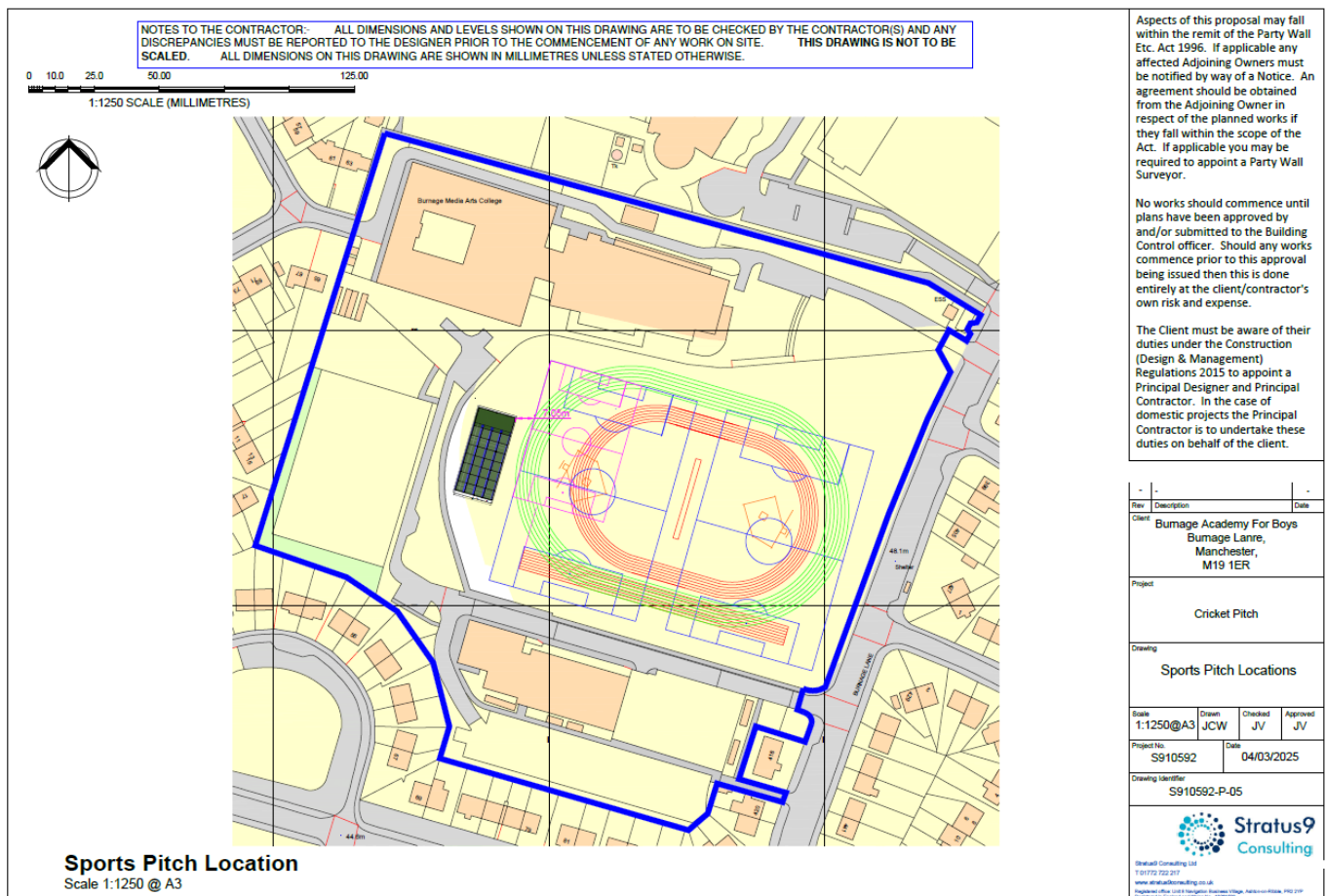
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN9 – Green Infrastructure
- Policy EN10 – Safeguarding Open Space, Sport and Recreation Facilities
- Policy EN15 – Biodiversity and Geological Conservation

**The National Planning Policy Framework (NPPF, 2021)**

- Chapter 8 – Promoting Healthy and Safe Communities
- Chapter 12 – Achieving Well-Designed Places

**Places for Everyone** - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

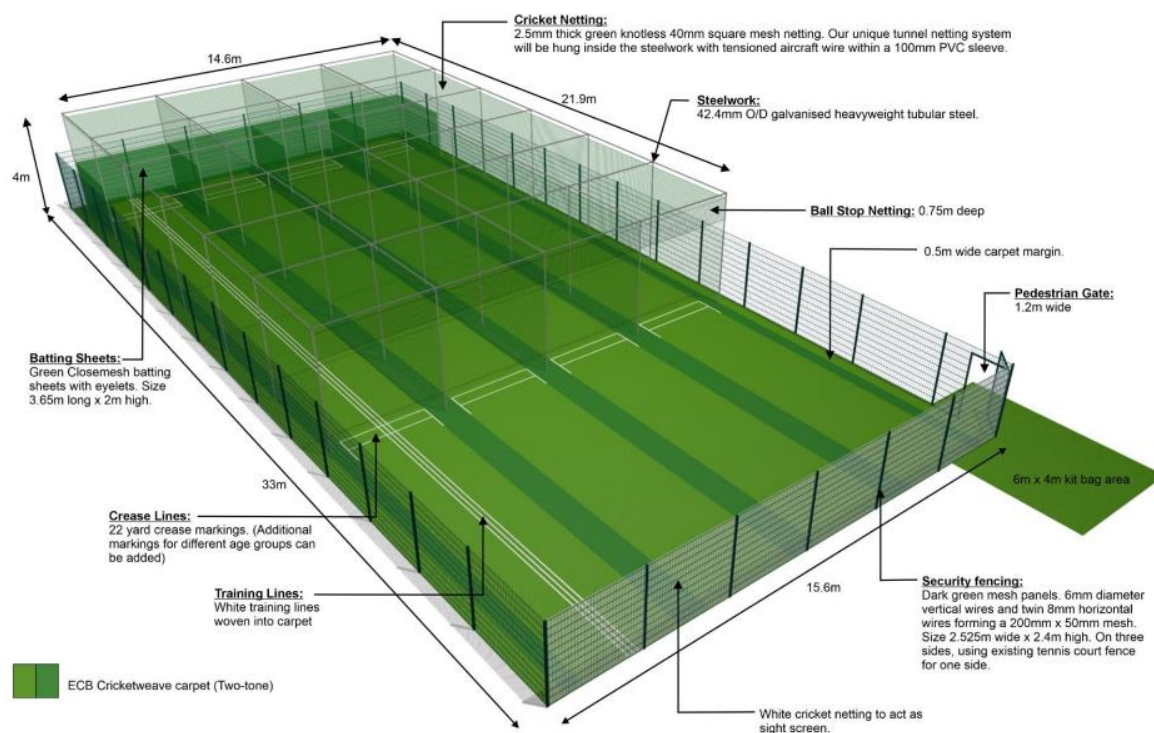
- Policy JP-P1 – Sustainable Places



**Submitted proposed site plan with layout of existing and proposed facilities**

## Burnage Academy for Boys- Four lane practice facility- Two-tone Cricketweave carpet

**EXCLUSIVE**  
LEISURE LIMITED



## Submitted proposed visuals

## Burnage Academy for Boys- Four lane practice facility- Two-tone Cricketweave carpet

**EXCLUSIVE**  
LEISURE LIMITED



## Submitted proposed visuals

## **Issues**

**Principle** – the principle of the proposal, to install an external cricket training facility in order to improve the sports facilities of the school, is acceptable given that policy EN10 of the Manchester Core Strategy seeks to improve the quality and quantity of open space, sport and recreation facilities, whilst chapter 8 of the National Planning Policy Framework seeks to promote healthy and safe communities through the provision of sports facilities. The principle of this type of installation at the school has been previously been accepted (see planning history section above), this proposal is in a relocated position within the playing fields and would not require works to the access pavement and loss of trees. Whilst the general principle is accepted further consideration must be given to the proposal's siting, scale, and massing, appearance, and impact upon visual and residential amenity, waste storage, and parking.

**Siting, scale, and massing** – the external cricket training facility would be sited along the western edge of the school's existing central playing fields, adjacent to an internal footpath which connects the main school building to the sports hall and southerly access point leading off Burnage Lane.

It would measure to approximately 33m length (running roughly north-south), 15.6m in width (running roughly east-west), and 4m in height with a kit bag area at its southeastern corner measuring to approximately 6m by 4m. It would be located at least 40m away from the nearest residential properties, located along Green End Road.

Overall, the siting, scale, and massing of the proposal is considered acceptable as it would not result in an 'excessively large or bulky' addition to the application site, would not introduce an overbearing presence into the locale (due to its siting approximately 40m away from residential properties with a maximum height of 4m), and would incur considerable public benefits as a result of its implementation, including improved sports and recreational facilities at the school, pursuant to policies EN10, DM1 and SP1 of the Core Strategy, and chapter 8 of the NPPF.

Moreover, whilst the proposal would result in some minor encroachment onto the existing playing fields, the submitted plans demonstrate that this should not result in a negative impact on the existing required sporting provision at the site for football, athletics, and rounders. This has been confirmed by Sport England. Moreover, the proposal would contribute to addressing the current demand for and shortage of cricket facilities in this area.

The proposal is therefore considered to accord with paragraph 104 of the NPPF which states that 'existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless... the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use'. It is considered that the proposals with the imposition of a condition relating to community use of the facility would derive clear benefits that would outweigh the loss of a section of the playing field.

**Appearance and visual amenity** – the external cricket training facility would consist of a four-lane premium grade tufted synthetic playing surface in green with blue borders. The pitch would be formed with 4m-high 48mm galvanised steel stubes, set in a 52mm diameter socket, with the training facility itself measuring to 33m in length (running roughly north-south) and 15.6m in width (running roughly east-west). Each lane would have a HD protection tunnel netting system, secured with an encapsulated tension wire for stability. The training lanes would also have 7.45m by 4m HD panel system sidewalls with a 4m-high white bowler netting finish.

The proposal is considered to be relatively standard in terms of its scale and design for developments of this type and would be in-keeping with the existing character and educational function of the school. Sited within the confines of the application site, away from the public

highway and footpath, the proposal would not be highly visible within the street scene or public realm and, as such, should have a minimal impact upon the visual amenity of the area and should avoid forming a highly prominent/overly-dominant visual feature within this locale.

Moreover, it should be noted that any perceived visual harm caused as a result of the proposal would be outweighed by the significant public benefits that the scheme would produce, including improved sports and recreational facilities for the school and its users. The proposal is therefore considered to accord with policies EN10, DM1 and SP1 of the Core Strategy, as well as chapters 8 and 12 of the NPPF.

**Residential amenity** – the proposal is not believed to significantly harm the residential amenity of neighbouring occupants as the proposed external cricket facility would be sited a considerable distance away from the nearest residential properties (at least 40m) and would feature a maximum height of 4m. As such, the facility should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area.

It is acknowledged that concerns were raised in relation to the proposal's potential to cause noise disturbance for neighbouring occupiers as a result of an increase in activity in this area of the site. However, as the proposal would be sited at least 40m away from the nearest residential property, with the existing mature trees located along the site's shared boundary acting as a buffer, it is considered that the proposal should not result in a significant increase in the amount of noise pollution in this area. Environmental Health also made no objection to the proposal with no concerns raised in relation to the amount of noise generated by the proposal.

It should also be noted that any perceived harm caused to the residential amenity of the area as a result of the proposal would be outweighed by the significant public benefits that the scheme would produce, including improved sports and recreational facilities for the school and its users.

The proposal therefore accords with policies EN10, DM1 and SP1 of the Core Strategy, as well as chapters 8 and 12 of the NPPF.

**Waste** – the existing refuse management and storage arrangements would be unaffected by the proposal.

**Parking** – the site's existing car parking facilities would be unaffected by the proposal.

**Community use** – to secure well-managed safe community access to the sports facility as well as ensuring sufficient benefit to the development of sports in this area, submission of a Community Use Agreement has been conditioned. This will include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities, and a mechanism for review.

**Hours of use** – Environmental Health requested an hours of use condition be attached to any approval. This would restrict the permitted hours of use of the facility to:

Monday to Saturday - 09:00 to 21:00  
Sunday - 10:00 to 20:00.

This condition seeks to safeguard the amenities of the occupiers of nearby residential accommodation through limiting the hours of use and potential noise/disturbance generated by the cricket facility, pursuant to policies SP1 and DM1 of the Core Strategy.

**Biodiversity net gain** – the details included within the biodiversity net gain metric table and biodiversity net gain assessment report indicate that the proposal would include the planting of 12no. small trees within the school grounds to offset the habitat loss caused by the works, resulting in a net gain of 10.54% in habitat units. To further secure this net gain, a condition requiring the submission of a Habitat Management and Monitoring Plan has been attached.

**Other matters** – it is acknowledged that concerns were raised in relation to the proposal's potential to exacerbate existing issues with the school, its users, and neighbouring residents, in particular contributing to instances of antisocial behaviour. It should be noted that issues of this type within a managed school site do not represent material planning considerations that would warrant the refusal of this application.

It is acknowledged that concerns were raised in relation to the proposal's construction phase and associated noise disturbance/pollution. However, any impacts associated with construction would be short-lived and would not represent material planning considerations which could be used to refuse planning permission. If there are any issues relating to noise or pollution associated with the construction phase, then these would be controlled through separate legislation such as the Environmental Pollution Act. Construction impacts would also be managed through the submission of a Construction Management Plan, which has been conditioned accordingly.

It is acknowledged that concerns were raised in relation to the inadequacy of the site's existing parking provisions with local residents indicating that the site would be unable to accommodate further facilities, including the proposed cricket training facility. However, it is considered that, during school hours, the proposal would not give rise to a significant increase in the number of vehicles visiting the site to use the facility. Non-school and communal use of the facility would be managed under a Community Use Agreement (CUA) (which would include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities, and a mechanism for review). This has been conditioned accordingly. Further to this a condition relating to the submission of a car and cycle parking management plan has been attached. With the aforementioned car and cycle parking management plan and CUA in place, the proposal is not considered to give rise to significant issues associated with traffic congestion or parking pressures in the area.

**Conclusion** – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale, and massing, appearance, and impact upon visual and residential amenity, waste storage, parking, and trees as it complies with policies EN9, EN10, EN15, DM1 and SP1 of the Core Strategy, chapter 8 and 12 of the NPPF, and policies JP-P1 and JP-G7 of the Places for Everyone Joint Development Plan Document.

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

### **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 permission.

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

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

'Application for Planning Permission', numbered 'PP-13577995', stamped as received by the City Council as Local Planning Authority on the 22<sup>nd</sup> November 2024.

'Sports Pitch Locations', numbered 'S910592-P-05', stamped as received by the City Council as Local Planning Authority on the 26<sup>th</sup> March 2025.

'PLAN. SIDE ELEVATION. REAR ELEVATION. FRONT ELEVATION', numbered 'E LL-828-3374', stamped as received by the City Council as Local Planning Authority on the 28<sup>th</sup> January 2025.

Sheets 1 and 2 of visuals labelled 'Burnage Academy for Boys- Four lane practice facility- Two-tone Cricketweave carpet', stamped as received by the City Council as Local Planning Authority on the 28<sup>th</sup> January 2025.

'DESIGN AND ACCESS STATEMENT', stamped as received by the City Council as Local Planning Authority on the 22<sup>nd</sup> November 2024.

'Biodiversity Net Gain Assessment', stamped as received by the City Council as Local Planning Authority on the 28<sup>th</sup> January 2025.

Biodiversity net gain metric table, stamped as received by the City Council as Local Planning Authority on the 28<sup>th</sup> January 2025.

'Cricket Practice Facility – Drainage', stamped as received by the City Council as Local Planning Authority on the 13<sup>th</sup> February 2025.

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

3) The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the submitted application form and approved documents.

Reason - To ensure the appearance of the site to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

4) No development shall commence until full details of: (a) the works/contractors' compound (including any buildings, moveable structures, works, plant, machinery, access and provision for the storage of vehicles, equipment and/or materials); and (b) a scheme for the removal of the works/contractors' compound and the restoration of the land on which it is situated, are submitted to and approved in writing by the City Council as Local Planning Authority

The works/contractors' compound shall not be provided and used on the site other than in accordance with the approved details and shall be removed and the land on which it is situated restored in accordance with the approved details before occupation of the development hereby approved.

Reason - To protect the site's existing playing fields and sports facilities from damage, loss or availability of use and to accord with policies SP1, DM1 and EN10 of the Manchester Core Strategy.

5) Prior to the first use of the development hereby approved, a Community Use Agreement shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The agreement shall apply to the cricket training facility hereby approved and shall 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.

Reason - To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with policies SP1, DM1 and EN10 of the Manchester Core Strategy (2012) as well as paragraph 103 of the National Planning Policy Framework

6) No activity on the cricket facility hereby approved shall be permitted outside the hours of:

Monday to Saturday - 09:00 to 21:00

Sunday - 10:00 to 20:00.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

7) a) Before the use hereby approved commences, external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to the first use of the development, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

8) 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 after development commences, 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 is submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then be carried out in accordance with these details, together with any previously approved 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 EN18 of the Core Strategy.

9) Before the cricket facility hereby approved is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the cricket facility.

Reason - To ensure that a new facility is capable of being managed and maintained to deliver a cricket provision which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with policies SP1, DM1 and EN10 of the Manchester Core Strategy.

10) Prior to the commencement of the development hereby approved, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The development shall be constructed and completed in accordance with the approved details prior to the first use of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

11) Prior to the first use of the development hereby approved, details of the implementation, maintenance and management of the surface water drainage scheme, as approved by condition 10, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt, this shall include:

- Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 10.
- Provide As Built construction drawings OR confirm that they align with the original design construction drawings.
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

12) Prior to the commencement of development, a 30 year Habitat Management and Monitoring Plan of the on-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on 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).

13) Prior to the first use of the development hereby approved, details of a car and cycle parking management plan in relation to the community use of the facility shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

The development shall be operated in accordance with the agreed details whilst occupied.

Reason - In order to ensure adequate management arrangements are in place for the car parking spaces and cycle parking provision on site for the community use of the provision, pursuant to policies DM1 and T1 of the Core Strategy.

## Informatives

1) To discharge condition 4, the following details will also need to be provided:

- Management of construction vehicles in recognition of surrounding high levels of child pedestrian movement.

2) To discharge condition 10, the following details will need to be provided:

- Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.
- A finalised drainage layout showing all components, outfalls, levels and connectivity.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.
- Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates.
- Development must be limited to greenfield runoff on Greenfield sites up to a 1 in 100-year event, including climate change allowance.
- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.
- A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.
- A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).
- Construction details of flow control and SuDS elements.
- A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

3) 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 [cadentgas.com/diversions](https://cadentgas.com/diversions)

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

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

Environmental Health  
MCC Flood Risk Management  
MCR Active  
Sport England

77 Green End Road, Manchester, M19 1LE  
71 Green End Road, Manchester, M19 1LE  
67 Green End Road, Manchester, M19 1LE  
45 Green End Road, Manchester, M19 1LE  
Green End Primary School, Burnage Lane, Manchester, M19 1DR  
397 Burnage Lane, Manchester, M19 1DG  
391 Burnage Lane, Manchester, M19 1DG  
387 Burnage Lane, Manchester, M19 1DG  
385 Burnage Lane, Manchester, M19 1DG  
63 Broadlea Road, Manchester, M19 1ES  
7 Sunnylea Avenue, Manchester, M19 1BU  
91 Green End Road, Manchester, M19 1LE  
85 Green End Road, Manchester, M19 1LE  
420 Burnage Lane, Manchester, M19 1QQ  
90 Green End Road, Manchester, M19 1LN  
School Bungalow, 418 Burnage Lane, Manchester, M19 1ER  
67 Broadlea Road, Manchester, M19 1EG  
2 Fair Oak Road, Manchester, M19 1FR  
405 Burnage Lane, Manchester, M19 1FG  
399 Burnage Lane, Manchester, M19 1FG  
433 Burnage Lane, Manchester, M19 1EA  
431 Burnage Lane, Manchester, M19 1EA  
1 Fair Oak Road, Manchester, M19 1DT  
424 Burnage Lane, Manchester, M19 1QQ  
422 Burnage Lane, Manchester, M19 1QQ  
61 Broadlea Road, Manchester, M19 1ES  
59 Broadlea Road, Manchester, M19 1ES  
57 Broadlea Road, Manchester, M19 1ES  
9 Sunnylea Avenue, Manchester, M19 1BU  
5 Sunnylea Avenue, Manchester, M19 1BU  
92 Green End Road, Manchester, M19 1LN  
88 Green End Road, Manchester, M19 1LN  
86 Green End Road, Manchester, M19 1LN  
3 Sunnylea Avenue, Manchester, M19 1BU  
20 Sunnylea Avenue, Manchester, M19 1BU  
19 Sunnylea Avenue, Manchester, M19 1BU  
18 Sunnylea Avenue, Manchester, M19 1BU  
17 Sunnylea Avenue, Manchester, M19 1BU  
15 Sunnylea Avenue, Manchester, M19 1BU  
13 Sunnylea Avenue, Manchester, M19 1BU  
11 Sunnylea Avenue, Manchester, M19 1BU  
1 Sunnylea Avenue, Manchester, M19 1BU  
43 Green End Road, Manchester, M19 1LE  
41 Green End Road, Manchester, M19 1LE  
395 Burnage Lane, Manchester, M19 1DG  
389 Burnage Lane, Manchester, M19 1DG  
79 Broadlea Road, Manchester, M19 1EG



Area Team Boundary - Name: SOUTH AREA