

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Daniel Farrell
Laurus Trust
Woods Lane
Manchester
SK8 7JY

Agent (if used)

Mr John Lewis
Wilson Mason & Partners
Upland House
Spring Lane
Samlesbury
Preston
PR5 0UX

Part 1 – Particulars of the application/development

Proposal: Erection of a second floor extension on the south facade of the existing school building supported by external columns to provide 2No. classrooms for 12No. pupils, 1No. IT suite for 30 pupils and a single office for staff use

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

Date of application: 21 February 2025

Application number: 142224/FO/2025

Part 2 – Particulars of decision

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

Article 35 Declaration

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. 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 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-13697600', stamped as received by the City Council as Local Planning Authority on the 21st February 2025.

'GA Ground Floor Plan Proposed', numbered 'DHS-WMA-XX-00-DR-A-10-101', stamped as received by the City Council as Local Planning Authority on the 21st February 2025.

'GA First Floor Plan Proposed', numbered 'DHS-WMA-XX-01-DR-A-10-102', stamped as received by the City Council as Local Planning Authority on the 21st February 2025.

'GA Second Floor Plan Proposed', numbered 'DHS-WMA-XX-02-DR-A-10-103', stamped as received by the City Council as Local Planning Authority on the 21st February 2025.

'GA Roof Plan Proposed', numbered 'DHS-WMA-XX-RL-DR-A-10-110', stamped as received by the City Council as Local Planning Authority on the 21st February 2025.

'Site Sections GA Sheet 1', numbered 'DHS-WMA-XX-ST-DR-A-00-110', stamped as received by the City Council as Local Planning Authority on the 21st February 2025.

'Proposed Elevations GA', numbered 'DHS-WMA-XX-ZZ-DR-A-20-100', stamped as received by the City Council as Local Planning Authority on the 21st February 2025.

'Proposed GA Sections AA, BB - Sheet 1', numbered 'DHS-WMA-XX-ZZ-DR-A-20-110', stamped as received by the City Council as Local Planning Authority on the 21st February 2025.

'Proposed GA Sections CC, DD - Sheet 2' numbered 'DHS-WMA-XX-ZZ-DR-A-20-111', stamped as received by the City Council as Local Planning Authority on the 21st February 2025.

'Proposed GA Section EE - Sheet 3', numbered 'DHS-WMA-XX-ZZ-DR-A-20-112', stamped as received by the City Council as Local Planning Authority on the 21st February 2025.

'The Laurus Trust. Didsbury High School Extension. Relationship to MUGA - Additional information', stamped as received by the City Council as Local Planning Authority on the 14th April 2025.

'Proposed Site Plan', numbered 'DHS-WMA-XX-ST-DR-A-00-003', stamped as received by the City Council as Local Planning Authority on the 21st February 2025.

'Environmental Sound Survey Report 1353/ESS1', stamped as received by the City Council as Local Planning Authority on the 21st February 2025.

'ARBORICULTURAL IMPACT ASSESSMENT', stamped as received by the City Council as Local Planning Authority on the 21st February 2025.

'ECOLOGICAL APPRAISAL AND LICENSED DAYTIME BAT ROOST ASSESSMENT', stamped as received by the City Council as Local Planning Authority on the 21st February 2025.

'Flood map for planning', stamped as received by the City Council as Local Planning Authority on the 21st 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) Prior to the commencement of development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning Authority.

For the avoidance of doubt, this shall include:

- Measures to control noise,
- Dust suppression measures,
- Compound locations where relevant,
- Details of an emergency contact telephone number,
- A community consultation plan,
- Sheeting of construction vehicles.

The development shall be carried out in accordance with the approved details.

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

5) a) Prior to the commencement of development, appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Alternatively, prior to the commencement of development, full details or evidence to demonstrate that the proposed works will not be affected by landfill gas ingress and will not have an adverse impact upon the existing remedial measures previously installed at the site as part of Planning Permission 118539/FO/2017 shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

Development shall take place in accordance with the agreed details.

b) Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority, to ensure that the existing remedial measures have not been compromised.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas. The existing development has had remedial measures installed as part of Planning Permission 118539/FO/2017. The current works shall not compromise the protection afforded by these earlier measures, pursuant to policy EN18 of the Manchester Core Strategy

6) 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 Core Strategy.

7) 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 Core Strategy.

8) Above-ground works shall not commence until full details of the design and specification of the ball stop mitigation measures have been explored, including details of management and maintenance responsibilities, have been submitted to and approved in writing by the City Council as Local Planning Authority. If such a scheme cannot be achieved, full details of those reasons shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

Any approved details shall be implemented as part of the development before the development is first used and thereafter be managed and maintained in accordance with any approved details.

Reason - To provide protection for the users of the adjacent sports pitch from bounce back from potential ball strike, to reduce conflict between the building and the future use of the sports pitch, therefore safeguarding the sporting use of the adjacent sports facilities, pursuant to policy EN10 of the Manchester Core Strategy and chapter 8 of the National Planning Policy Framework.

9) 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 be implemented in accordance with the approved details.

Reason - To protect the existing sports pitch from damage, loss or availability of use, pursuant to policy EN10 of the Manchester Core Strategy and chapter 8 of the National Planning Policy Framework.

10) Within six months of the first use of the development hereby approved, an updated Travel Plan shall be submitted to and approved in writing by the City Council as Local Planning Authority.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those attending or employed at the development;
- ii) a commitment to surveying the travel patterns of staff and pupils during the first three months of use of the development and thereafter from time to time;
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car including increasing the provision of on-site secure covered cycle parking facilities;
- iv) measures for the delivery of specified travel plan services;
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Thereafter, the development shall be used in accordance with the approved details.

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

11) Within six months of the first use of the development hereby approved, an updated management plan for the car parking and drop-off area and pedestrian access from Highmarsh Crescent shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The plan shall include:

- Measures to marshall the use of the staff car park and drop off area;
- Measures to discourage use of drop off areas for longer term car parking;
- Measures to be employed to discourage inappropriate drop off of pupils

Thereafter, the development shall be used in accordance with the approved details.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

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

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

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

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Construction works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

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

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk

Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. If protected species are encountered, the applicant is advised to seek ecological advice.

Date: 17 April 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 his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.