



RE: 142224/FO/2025 - Didsbury High School

From John Lewis <jlewis@wilsonmason.co.uk>

Date Wed 16/04/2025 11:23

To Holly Wright <Holly.Wright@manchester.gov.uk>

Cc Dan Gosling <dan@goslingconsulting.co.uk>; James Potter <JPotter@WilsonMason.co.uk>; Deborah Smith <deborah@sl-planning.co.uk>; D Farrell <daniel.farrell@laurustrust.co.uk>

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Excellent thanks Holly,

Based on this we are happy to accept the conditions.

Best Regards,

WILSON MASON
John Lewis

Wilson Mason LLP
Upland House
Spring Lane
Samlesbury
PR5 0UX
01772 877455



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From: Holly Wright <Holly.Wright@manchester.gov.uk>

Sent: 16 April 2025 11:14

To: John Lewis <jlewis@wilsonmason.co.uk>

Cc: Dan Gosling <dan@goslingconsulting.co.uk>; James Potter <JPotter@WilsonMason.co.uk>; Deborah Smith <deborah@sl-planning.co.uk>; D Farrell <daniel.farrell@laurustrust.co.uk>

Subject: Re: 142224/FO/2025 - Didsbury High School

Dear John,

I have contacted EH directly with your query and they have indicated the following: "it would appear that the extension is at second floor level only, therefore they should demonstrate that existing gas protection measures stay intact during construction as per the second paragraph of the condition.

'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.'

Therefore gas measurements are not required".

With the above in mind, please can you confirm your agreement to the pre-commencement conditions?

Kind Regards,
Holly Wright

Career Graded Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
Growth and Development
Manchester City Council

0161 219 6381
holly.wright@manchester.gov.uk

Postal address: Manchester City Council, PO Box 532, Manchester, M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB

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From: John Lewis <jlewis@wilsonmason.co.uk>
Sent: 16 April 2025 10:29
To: Holly Wright <Holly.Wright@manchester.gov.uk>
Cc: Dan Gosling <dan@goslingconsulting.co.uk>; James Potter <JPotter@WilsonMason.co.uk>; Deborah Smith <deborah@sl-planning.co.uk>; D Farrell <daniel.farrell@laurustrust.co.uk>
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Hi Holly,

I have emailed Environmental Health about this. As mentioned on the phone we need confidence that they won't request ground gas monitoring, as this would cause major disruption to the programme and likely cause us to miss the summer holiday build window.

When is the latest you would need our confirmation to be able to determine this week?

Best Regards,

WILSON MASON
John Lewis

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From: Holly Wright <Holly.Wright@manchester.gov.uk>

Sent: 16 April 2025 08:15

To: John Lewis <jlewis@wilsonmason.co.uk>

Cc: Dan Gosling <dan@goslingconsulting.co.uk>; James Potter <JPotter@WilsonMason.co.uk>; Deborah Smith <deborah@sl-planning.co.uk>; D Farrell <daniel.farrell@laurustrust.co.uk>

Subject: Re: 142224/FO/2025 - Didsbury High School

Dear John,

Thank you for your email,

In this instance, the gas protection measures condition would be required in order for the application to be supported. This is due to the development site lying within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas.

In their consultation response, Environmental Health indicated that whilst the extension is at second floor level and supported by columns, there is a need to ensure that any gas protection measures already installed in the existing building are not compromised by the new development.

Having discussed this condition further with my manager, we have amended the condition wording as follows:

"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.

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."

Once your agreement to this condition has been confirmed, I will be able to pass this application through to my manager for review.

Alternatively, if you wish for this matter to be dealt with whilst the application is still live by submitting additional information and drawings to satisfy the concerns of Environmental Health, then an appropriate extension of time would need to be agreed.

Kind Regards,
Holly Wright

Career Graded Planning Officer
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From: John Lewis <jlewis@wilsonmason.co.uk>

Sent: 15 April 2025 19:31

To: Holly Wright <Holly.Wright@manchester.gov.uk>

Cc: Dan Gosling <dan@goslingconsulting.co.uk>; James Potter <JPotter@WilsonMason.co.uk>; Deborah Smith <deborah@sl-planning.co.uk>; D Farrell <daniel.farrell@laurustrust.co.uk>

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Hi Holly,

Apologies for the delay in getting back to you. Please see a response below from our structural engineer reference the ground gas condition.

The project engineer would like to highlight to the EHO that in this instance, the building is suspended 8m in the air with free air circulation to the soffit area. Therefore, the ground gas risk is assessed as negligible as there are no locations where concentrations can build up. The original school build did indeed require gas protection to the ground floor but the above is the reason that protection measures are not included in this case.

Please could we remove this condition based on the above response?

Best Regards,

WILSON MASON
John Lewis

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From: Holly Wright <Holly.Wright@manchester.gov.uk>
Sent: 15 April 2025 14:31
To: Deborah Smith <deborah@sl-planning.co.uk>
Cc: John Lewis <jlewis@wilsonmason.co.uk>
Subject: Re: 142224/FO/2025 - Didsbury High School

Dear all,

Thank you for your submission of the additional supporting justification statement. Sport England have now withdrawn their objection subject to conditions relating to the submission

of ball mitigation measures and site compound details being attached to any approval. These will be worded as follows:

- **Ball mitigation measures:** 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.

- **Site compound details:** 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.

The following pre-commencement conditions have also been circulated to John:

- **Construction management plan:** 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.

o

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.

- **Gas protection measures:** 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.

The approved details shall then be implemented prior to first use of the development.

Any further development shall not compromise any existing remedial measures previously installed at the site as part of Planning Permission 118539/FO/2017.

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.

Once the above conditions have been agreed by the agent of the application, the Council will be able to determine the application.

Kind Regards,
Holly Wright

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From: Deborah Smith <deborah@sl-planning.co.uk>
Sent: 14 April 2025 09:20
To: Holly Wright <Holly.Wright@manchester.gov.uk>
Cc: John Lewis <jlewis@wilsonmason.co.uk>
Subject: 142224/FO/2025 - Didsbury High School

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Hi Holly

I hope you had a good weekend. We've not corresponded on this application before but I've been supporting the project team following the objection from Sport England. I've cc'd John Lewis the agent.

In relation to your request for an extension of time, my client is under significant pressure to deliver the additional classroom space for the academic year starting in 2025. As you know the local education authority has approached the school to accommodate an additional 50 pupils. From September this year the school will be taking an extra 10 pupils over the next five years. The extension would be completed in January 2026. I appreciate that this is subject to the grant of planning permission. As such our client would like the application to be determined as quickly as possible please.

Over the past few weeks we have been looking into the objection from Sport England and we've met with SE. Essentially, SE objects because the ball may hit the extension and bounce back onto the pitch disrupting play. There is a concern that this could be so problematic that the school won't use the pitch. However, in practice the school has absolutely no plans at all to use another sports pitch. The school is comfortable that the extension will not have a detrimental impact on how that the pitches are used. Care has been taken to ensure that it is designed in a way that would fully meet the indoor and outdoor needs of the school now and in the future.

SE raise 3 areas for consideration as follows. I also attach a document which seeks to support our response.

"A revision of the proposal to remove direct impact on the playing field – the AGP.

- Relocation of extension
- Provision of appropriate materials to minimise building damage
- Provision of suitable ball strike mitigation fencing to prevent bounce back and to protect the building"

Relocation of extension

The school occupies a very tight urban site with limited open space for break times. As a consequence, the extension has been creatively designed on stilts so as not remove any existing open space. It is important that the outdoor space is adequate for all children for their well being and not just those who choose to participate in sporting activities on the pitch.

Originally our client would have liked the extension to be built at first floor but it has been designed to align with the second floor accommodation in order to provide as much clearance as possible underneath it because of its proximity to the pitch. The clearance is 6.6m and notably the extension does not over sail the pitch itself.

The proposed location of the extension works with the existing internal arrangement of the school and it is not possible to move it to another location.

Provision of appropriate materials to minimise building damage

The proposed materials are highly durable utilising a brick facade. The windows will not break if struck by a ball.

Provision of suitable ball strike mitigation fencing to prevent bounce back and to protect the building

The extension would over sail the pitch run off area in one corner. Careful consideration has been given to whether a net could be erected but it would impact on the pitch run off area so is not considered to be feasible.

We have discussed all of the above in detail with SE and have been unable to reach an agreement. It is likely that our response and enclosed document is unlikely to be sufficient for SE to remove its objection.

Determination of the application

Given the time pressures to deliver the additional school places I would welcome your view on whether you are able to support the proposal. I am aware that the application would need to be referred to the Secretary of State. However, to continue to liaise with SE would delay the delivery of the school places and we may not be able to convince SE to remove its objection.

Give the need for the additional school places and the negligible impact on the playability of the sports pitch are you able to support the proposal on balance? If you are minded to support the application I would hope that MCC is able to approve the application without it being called in.

Before you determine the application, I would welcome your thoughts and the likely response time from the Secretary of State. I look forward to your response.

Regards
Debbie

Deborah Smith

t: [01772 965376](tel:01772965376) | m: [07403555667](tel:07403555667)



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