MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139598/JO/2024
Date registered valid:	22 March 2024
Proposal:	Variation of condition numbers: 2 (Specified Plans), 10 (3G AGP pitch),18 (Electric Vehicle Charging Points), 19 (Car park phasing), and 22 (Scheme of Acoustic Treatment and Verification report) attached to planning approval reference 136933/FO/2023 to allow alterations to the trigger points for the referenced conditions to allow the development to be delivered within construction programme timescales
Address:	Newall Green High School, Greenbrow Road, Manchester, M23 2SX
Ward(s):	Baguley Ward
Applicant:	Morgan Sindall Construction (on behalf of the Department for Education)
Agent (if any):	Lee Fulcher DPP
Case officer:	Robert Griffin Tel: 0161 234 4527 Email: robert.griffin@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 11.06.2024

Application details

Type of application: Variation or Removal of Condition

Development type: Public Service Infrastructure Dev

Date of site visit: 16 April 2024

Standard consultations:
Printed: 3 April 2024 Expired: 24 April 2024

Neighbour notifications
Printed: 3 April 2024 Expired: 24 April 2024

Site notice
Posted: 16 April 2024 Expired: 8 May 2024

Press advert
Published: 9 April 2024 Expired: 23 April 2024

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

Description of the site
The application site relates to the site of the former Newall Green High School Academy which was permanently closed in August 2021 due to falling student numbers and a poor Ofsted record, which rated it inadequate. It had provided 900 comprehensive secondary school and sixth form school places, albeit, in the year prior to its closure only 437students were enrolled.

The existing site comprises the former Newall Green High School premises, located off Greenbrow Road. It extends to approximately 2.86 hectares and comprises hardstanding (car parking area) and soft landscaping to the front with a series of two storey educational buildings located centrally within the site and further outdoor place space and formal pitches to the rear (north-west). The school buildings comprise modern additions towards the Greenbrow Road frontage which are predominantly finished in white render with areas of glazing and flat roof, whilst behind these more recent additions are older two storey brick buildings with pitched clay tiled roofs.

Surrounding the site are further educational establishments, a public house with the predominant surround use being residential areas in the form of 2 storey inter and post war housing developments, albeit Wythenshawe Hospital is located further to the north and west of the site. The Greater Manchester Green Belt Boundary is located to the south -west on the opposite side of Clay Lane.

Consent has recently been granted for the provision of temporary classroom spaces located within the existing car parking area to the front of the site in order that the school could operated from September 2023 prior to the works subject of this application being brought forward for consideration.

Description of the proposals
Planning approval reference 136933/FO/2023 was granted on the 19th December 2023 for the demolition of older buildings located to the rear of the more recent element of the school and the erection of two and single storey extensions to form a sports hall and additional teaching space. Further internal works within the retained existing building are also proposed to refurbish and reorganise internal spaces to improve the overall layout of the school and improve dining spaces. The applicant had, following further negotiations, indicated that the works to refurbish the external 3G pitch also included improvements to it's base and drainage.

Further to the granting of this planning permission the applicant now seeks a number of amendments to conditions, these include:
- Agreement of a revised car park phasing plan (condition 2);
- Amendments to the timescales for the testing and use of the 3G/AGP pitch (condition 10)
- Amendments to the timescales for the installation of electric car charging points (condition 18)
- Amendments to the timescales for the delivery of on site car parking (condition 19)
- Amendments to the date for the submission of the verification report for the external equipment being installed (condition 22)

Planning History
CDN/24/0365 - Discharge of condition 14 (surface water drainage scheme) attached to planning approval reference 136933/FO/2023 - Pending a decision

CDN/24/0277 - Discharge of condition 9 (Indoor Sports Hall) attached to planning approval reference 136933/FO/2023 - Approved 21st May 2024

139304/JO/2024 - Variation of Condition 2 (Specified Plans) to change position and siting of temporary building including elevational alterations attached to planning permission 138832/FO/2023 - Approved 15th April 2024

138832/FO/2023 - Erection of a two storey teaching and school accommodation building (Use Class F1) for a temporary period of two years. Approved 12th February 2024

136933/FO/2023 - Erection of part single/part two storey extensions following the partial demolition of existing buildings and refurbishment and elevational alterations to the existing school building, together with associated hardstanding, car parking, roof top solar PV array and landscaping works - Approved 19th December 2023

135845/FO/2022 - Erection of two temporary teaching and school accommodation buildings (Use Class F1) for a period of 3 years. Approved 19th April 2023

091879/FO/2009/S2 - Erection of canopy to front of school house with 3 metre fence and gate to canopy and 3 metre high fence to football pitch area

080454/FO/2006/S2 - Retrospective application for a 12 metre ball stop netting fence and associated poles adjacent to boundary to the rear of 2 to 20 Capenhurst Close

079637/VO/2006/S2 - CITY COUNCIL DEVELOPMENT provision of two storey temporary teaching accommodation for a period of two years during construction of new school building

079624/VO/2006/S2 - CITY COUNCIL DEVELOPMENT redevelopment of school involving erection of two storey building following partial demolition of existing school, refurbishment of existing accommodation, car parking facilities, landscaping and sports facilities

070206/FO/2003/S2 - Erection of first floor extension to form additional classrooms and changing facilities

045232/VO/SOUTH3/94 -CITY COUNCIL DEVELOPMENT Erection of part single/part two storey extensions to existing school to form science block,sports hall,teaching block,escape stairs & store,and dining room

Consultations
The proposal has been advertised in the local press and a site notice was displayed at the application site. In addition, statutory consultees have been consulted and notification letters were sent to adjacent local addresses.

No responses were received from local residents or in response to the site notice or local press advert.

MCC Environmental Health - Raise no objection to the proposed changes to the wording of conditions 18 (electric vehicle charging) and 22 (external plant and equipment).

MCC Highway Services - Following the confirmation that a temporary car parking area on Clay Lane is to be utilised MCC Highways are satisfied that the change in timescales for the completion of the car parking area is acceptable subject to:
- Ensure that the car park is made available for staff parking only.
- Vegetation around this access needs to be cut-back to improve visibility for egressing vehicles:
- A safe internal pedestrian route into the school from Clay Lane access will need to be provided.
- Disabled provision should be made available in the main car park (closer to the school building).

Manchester (MCR) Active - Following confirmation that the applicant has agreed the proposed wording change to condition 10, MCR Active raise no objection to the proposals.

Sport England - Withdraw their objection to the variation of condition 10 on the basis that no match play occurs in the intervening period between completion of the AGP and its testing which should be no later than 3-months following completion.

Policy

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The adopted development plan consists of the Places for Everyone Joint Development Plan Document (2024), the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Places for Everyone - GM Spatial Plan

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation

to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

The nine constituent local authorities have now adopted the Plan following consideration of the Inspectors' Report. There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.
Relevant policies in this instance:
Policy JP-S1:Sustainable Development
Policy JP-G2 Green Infrastructure Network
Policy JP-G6: Urban Green Space
Policy JP-G7: Trees and Woodland
Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity
Policy JP-P5: Education, Skills and Knowledge

Core Strategy Development Plan Document

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.

Relevant policies in the Core Strategy are detailed below:
Policy SP 1 – Spatial Principles – The proposals seek to provide modern educational provision at an existing school site. The re-use of the site for educational provision would assist in making a positive contribution to neighbourhoods of choice.

Policy EN13 – Green Belt, - The far western extent of the site is included in the Green Belt, no development is proposed in this area and as such, there would be no impacts upon the openness of the Green Belt.

Policy T1 – Sustainable Transport and T2 Accessible Areas of Opportunity and Need – The proposals would re-use an existing educational site, the submitted information indicates an overall reduction in pupil roll as a result of the proposals. The scheme includes for dedicated cycle parking for staff, pupils and visitors and would re-use existing pedestrian and vehicular accesses. The existing car parking area would be re-organised to increase the level of spaces available to the school given some existing spaces are to reallocated to the adjacent separate education provision within the Piper Hill SEN school. The car park would incorporated blue badge parking spaces and charging points for electric vehicles.

Policy EN 1 – Design Principles and strategic Character Areas – The proposals have been designed to compliment those buildings to be retained and introduce new areas

of landscaping throughout the site.

Policy EN 4 – Reducing CO2 emissions by enabling low and zero carbon development

Policy EN 6 – Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies

Policy EN 8 – Adaptation to Climate Change

The scheme has been designed to follow the energy hierarchy with a fabric first approach. The submitted information indicates that the building would incorporate renewable energy technology and exceed the current building regulations Part L.

Drainage principles to serve the new elements of development on the site have been provided and have been designed to incorporate climate change allowances.

Policy EN 10 – Safeguarding Open Space, Sport and Recreation – The application includes for indoor sports provision in a purpose built sports hall and improvement of existing outdoor playing pitches.

Policy EN 19 – Waste – The existing area for waste provision is retained as part of the proposals.
.
Policy DM 1 – Development Management - states that development should have regard to specific issues such as; design, amenity, crime, health, refuse, access, car parking, biodiversity, green infrastructure, drainage and energy.

Policy DM2 – Safeguarding of Manchester Airport

'Saved' Unitary Development Plan Policies - The following 'saved' policy from the Unitary Development Plan is considered to be relevant to the Proposed Development:

Policy DC26.1, highlights 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.

National Planning Policy Framework (December 2023)

The revised NPPF first published in July 2021 sets out the Government's proposed economic, environmental and social planning policies for England. The NPPF carries forward the Government's commitment to support sustainable economic growth and states that significant weight should be placed on the need to support economic recovery through the planning system. The NPPF also carries forward requirement for Local Planning Authorities to approve development proposals without delay unless the adverse impacts of allowing development significantly and demonstrably outweigh the benefits.

The NPPF forms a material consideration in determining applications, the relevant sections are:
Section 2: Achieving Sustainable Development
Section 8: Promoting Healthy and Safe Communities
Section 9: Promoting Sustainable Transport
Section 11: Making Effective Use of Land
Section 12: Achieving Well-Designed Places
Section 13: Protecting Green Belt Land
Section 15: Conserving and Enhancing the Natural Environment

Other material considerations
Ministerial Statement on Planning for Schools (2011)
This statement sets out commitment to support development of state-funded schools and their delivery through the planning system. This sets out the Govt's commitment to meeting the growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards.

In terms of decision making, the statement underlines that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion, and alteration of state-funded schools.

Other Legislative requirements

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.

Section 17 of the Crime and Disorder Act 1998 provides that in the exercise of its planning functions, the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

Issues

Principle – The site is an established site for the provision of educational accommodation and the general principle of the proposals has previously been considered acceptable. In this instance further consideration is required of the implications of the proposed amendments to conditions to facilitate the operation of the school following the completion of the majority of the construction works. No changes are proposed via this application to the approved development rather it relates to triggers within conditions as a result of a revised construction timetable.

Condition 2 – A revised plan is required to be inserted into the specified plans condition as a result of the proposed amendment to condition 19 – car parking area.

Condition 10- 3G/AGP pitch – Due to the construction programme the testing of the resurfaced 3G pitch can no longer take place prior to the use of the school buildings. The existing 3G pitch forms part of the contractor's compound and would not be available to be resurfaced until a majority of the works are completed. As such the testing of the pitch would take place within 3 months from post completion of the pitch. Sport England have agreed to this variation and with the inclusion of a condition to ensure that the details of the design of the pitch are agreed this is considered acceptable.

Condition 18 – Electric Vehicle charging points – Due to wider proposed changes to the phasing of the delivery of car parking the change to this condition to ensure details are installed within 3 months of the first occupation of the development is considered acceptable. The development would still deliver the improvements, the 3 months delay in provision is considered to be acceptable in this instance.

Condition 19 – Car parking areas – There are challenges given the timescales of the construction programme together with the need to remove temporary classrooms installed

where the car parking for the scheme is proposed. As such there would only be a part completion of 24 car parking spaces upon first occupation with the remainder being available late November 2025. As such there would be a three-month period where the full car parking provision would not be available. The applicant has identified an area of car parking accessed from Clay Lane that would be made available during the intervening period during school hours for staff. It is proposed that the condition is amended in accordance with the details provided by the applicant and the inclusion of a scheme for temporary car parking provision.

The application proposals are considered acceptable in this instance and are not considered to give rise to greater or more significant impacts than those considered as part of planning approval reference 136933/FO/2023. There would be a temporary period of three months where some facilities would not be available for use by the school but amendments to conditions to ensure these were in place on completion of the relevant construction phase are considered necessary.

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 polices 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

The application has been determined in a positive and proactive manner. Issues that have arisen during consideration of the application have been discussed with the applicant and in this instance revised proposals have been submitted and appropriate conditions are appended to this decision.

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 planning permission reference 136933/FO/2023 that date being 19th December 2023.

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:

Construction Management Plan Morgan Sindall FS0998
FS0998-IBI-A-14-XX-D-L-7005 Rev P04 EXTERNAL WORKS GREEN INFRASTRUCTURE PLAN
FS0998-IBI-A-14-XX-D-L-7001 Rev P10 EXTERNAL WORKS GENERAL ARRANGEMENT PLAN
As received by the City Council as local planning authority on the 28th November 2023

FS0998-IBI-A-14-XX-D-L-7003 Rev P05 EXTERNAL WORKS BOUNDARIES PLAN
FS0998-IBI-A-14-XX-D-L-7004 Rev P03 EXTERNAL WORKS HARDWORKS PLAN
FS0998-IBI-A-14-XX-D-L-7007 Rev P03 EXTERNAL WORKS VEGETATION TO BE REMOVED/RETAINED
FS0998-IBI-A-14-XX-D-L-7010 REV P03 EXTERNAL WORKS LEVELS PLAN
FS0998-IBI-A-14-XX-D-L-7013 Rev P04 EXTERNAL WORKS SITE SECTIONS
FS0998-IBI-A-2-00-D-A-3104 Rev P05 DEMOLITION - GROUND FLOOR PLAN
FS0998-IBI-A-2-00-D-A-3101 Rev P11 GROUND FLOOR GA PLAN
FS0998-IBI-A-2-00-D-A-3109 Rev P03 REFURBISHMENT & REMODELLING STRATEGY - GROUND FLOOR
FS0998-IBI-A-2-00-D-A-3111 Rev P02 CIRCULATION STRATEGY - GROUND FLOOR
FS0998-IBI-A-2-01-D-A-3102 Rev P11 FIRST FLOOR GA PLAN
FS0998-IBI-A-2-01-D-A-3105 Rev P05 DEMOLITION - FIRST FLOOR PLAN
FS0998-IBI-A-2-01-D-A-3110 Rev P03 REFURBISHMENT & REMODELLING STRATEGY - FIRST FLOOR
FS0998-IBI-A-2-01-D-A-3112 Rev P02 CIRCULATION STRATEGY - 1ST FLOOR
FS0998-IBI-A-2-RL-D-A-3103 Rev P10 ROOF PLAN
FS0998-IBI-A-3-XX-D-A-3201 Rev P09 GA ELEVATIONS
FS0998-IBI-A-4-XX-D-A-3301 Rev P04 GA SECTIONS
FS0998-IBI-A-4-XX-D-A-3302 Rev P02 GA SECTIONS
FS0998-HLEA-ZZ-ZZ-T-O-0003 P04 ENERGY STRATEGY
All as received on the 10th November 2023

Air Quality Assessment 14 April 2023
Social Value Plan
Acoustic Planning Report SRL 4 April 2023 reference FS0998-SRL-XX-XX-T-J-002-P01
Arboricultural Implications Assessment Ref 23-10490 April 2023
Arboricultural Method Statement Ref 23-10490 Rev 1 May 2023
Biodiversity Impact Calculation Report Ref: 23-10490 April 2023
Great Crested Newt eDNA Survey Ref 23-10490 April 2023
Preliminary Ecological Assessment Report Ref: 22-9204 June 2022
Phase I Geoenvironmental Desk Study ref P4436.1.0 26 May 2022
Phase II Geoenvironmental Site Investigation Report ref P4436.4.1 20 September 2022
Supplementary Ground Investigations FS0998-CCL-XX-XX-T-G-0001

All as received by the City Council as local planning authority on the 10th May 2023

Documents and drawings associated with condition discharge reference CDN/24/0277 ‘ Indoor Sports Hall’

FS0998-MSC-XX-XX-D-MC-0017-P01 Phase 3 Sectional handover as received on 22nd March 2024

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

3) The construction of the development shall be undertaken in accordance with the agreed Construction Management Plan Construction Management Plan Morgan Sindall FS0998 as received by the City Council as local planning authority on the 28th November 2023.

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

4) During construction works (including demolition works), robust measures shall be taken to prevent birds being attracted to the site. No pools of water should occur and measures to be taken to prevent scavenging of detritus.

Reason: To prevent any increase in the number of hazardous birds in the vicinity of Manchester Airport that would increase the risk of a Birdstrike to aircraft using the airport pursuant to policy DM2 of the Core Strategy.

5) Measures to minimise and manage the creation of dust and smoke shall be implemented for the full duration of all construction works, including demolition and excavation.

Reason: Flight safety - dust and smoke are hazardous to aircraft engines; dust and smoke clouds can present a visual hazard to pilots and air traffic controllers pursuant to policy DM2 of the Core Strategy

6) No works to trees or shrubs shall occur or demolition commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the City Council as the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy 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) If the works to buildings hereby approved does not commence prior to the 30th April 2024 an updated bat assessment will be provided to and agreed in writing by the City Council as local planning authority.

Reason - In the interests of protected species that may be present on the site if there is a delay in demolition works taking place, pursuant to policy EN15 of the Core Strategy and the NPPF.

9) The indoor sports hall shall be constructed in accordance with the details approved under condition discharge application CDN/24/0277.

Reason - To ensure that the sporting provision provided is designed and prepared to an adequate standard and is fit for purpose and to accord with Core Strategy policy EN10 and paragraph 99 of the National Planning Policy Framework.

10) Prior to installation of the 3G Artificial Grass Pitch as shown on the approved plans and prior to the first use of the development hereby approved, full details of the Artificial Grass Pitch shall be submitted to and approved in writing by the City Council and shall include: confirmation that it meets Football Foundation guidance; coloured lines for mini soccer and 9v9 formats; Inlaid 11v11 lines; coloured lines can be marked; and, infill retention measures to be in place to stop the migration of rubber crumb infill from the pitch surface to surrounding areas; timescales for the installation of the 3G Artificial Grass Pitch; a schedule of Artificial Grass Pitch maintenance including a programme for implementation for a minimum period of five years starting from the commencement of use of the development. The Artificial Grass Pitch details shall be subsequently installed in accordance with the agreed details.

Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Core Strategy policy EN10.

11) Within 3 months of the completion of the Artificial Grass Turf Pitch as shown on the approved drawings and as agreed under condition 10 of this approval, the following shall take place and be submitted to and approved in writing by the City Council as local planning authority;
(a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf - FIFA Quality or equivalent International Artificial Turf Standard (IMS),
(b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches, have been submitted to and approved in writing by the Local Planning Authority, and

(c) a schedule of AGP maintenance including a programme for implementation for a minimum period of five years starting from the commencement of use of the pitch.

The Artificial Grass Turf Pitch shall be developed to Football Foundation guidance and include coloured lines for mini soccer and 9v9 formats, to maximise the ability of the pitch to be used for different formats of match play. Inlaid 11v11 lines are required, coloured lines can be marked. Details shall include infill retention measures to be in place to stop the migration of rubber crumb infill from the pitch surface to surrounding areas. Any 3G Artificial Grass Turf Pitch to be used for FA affiliated football in England must be on the FA 3G pitch register.

The Artificial Grass Turf Pitch shall at no time be used for football or rugby match play until the required FA registration (required by part(b) above has been completed and submitted to and agreed in writing by the City Council as local planning authority.

The provision and maintenance of the Artificial Grass Turf Pitch shall be subsequently carried out in accordance with the agreed details.

Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Core Strategy policy EN10.

12) The use of the development hereby approved shall not commence until a community use agreement has been submitted to and approved in writing by the City Council as Local Planning Authority. The agreement shall apply to use of the reprovided AGP; the existing natural turf pitches to the west of Clay Lane and sports hall facilities; and shall include changing and toilet facilities 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."

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Core Strategy policy EN10.

13) No rooftop mounted solar panels shall be installed until an Aviation Perspective Glint and Glare Assessment of the proposed solar installation has been submitted to and agreed in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure no detrimental impact to aviation operations at Manchester Airport caused by glint or glare to critical aviation receptors pursuant to policy DM2 of the Core Strategy.

14) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order), all exterior lighting shall be capped at the horizontal with no upward light spill.

Reason: In the interests of flight safety and to prevent distraction and confusion to pilots using Manchester Airport pursuant to policy DM2 of the Core Strategy.

15) No surface water drainage scheme shall be installed until a surface water drainage scheme prepared in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards has been submitted to and approved in writing by the Local Planning Authority. The development shall be subsequently undertaken in accordance with the agreed 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.

16) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the installed sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from 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.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policy EN08 and EN14 of the Core Strategy.

17) A detailed Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first use of the development hereby approved. In this condition a Travel Plan means a document which includes:
(1) The measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development;
(2) A commitment to surveying the travel patterns of staff and pupils during the first three months of the development and thereafter from time to time;
(3) Mechanisms for the implementation of the measures to reduce dependency on the private car; and
(4) Measures for the delivery of specified travel plan services; and measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as local planning authority for approval.

Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To reduce dependency on the car travel and to promote alternative means of transport, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

18) No part of the development hereby approved shall be occupied until the full details of the space and facilities for bicycle parking have been submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be installed, retained and permanently reserved for bicycle parking.

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

19) Prior to the first occupation of the development hereby approved, full details of electric car charging points to be installed shall be submitted to and agreed in writing by the City Council, as

Local Planning Authority. The approved details shall then be implemented within 3 months of first occupation of the development and be retained thereafter.

Reason - In the interest of air quality pursuant to policy EN16 of the Manchester Core Strategy.

20) The car parking area indicated on the approved drawing numbered FS0998-IBI-A-14-XX-D-L-7004 Rev P03 as received by the City Council as Local Planning Authority on 10 November 2023 shall be surfaced, demarcated and made available for use by 1st December 2025. Prior to this date the car parking shown on drawing number FS0998-MSC-XX-XX-D-MC-0017-P01 must be surfaced, demarcated and made available for use prior to the first use of the development hereby approved being occupied and shall be available for use at all times whilst the development is in use.

Reason - To ensure that there is adequate car parking for the development when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

21) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment shall shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

22) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.
Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.
b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policy DM1 of the Core Strategy.

23) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Within 3 months of the first occupation of the approved development a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise 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 agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to Core Strategy Policy DM1 and saved Unitary Development Plan policy DC26.

24) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy of the site 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 in each phase 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 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 EN18 of the Core Strategy.

25) a) Prior to the first use of the development hereby approved, 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.

b) 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 policy DM1 of the Core Strategy.

26) Prior to the commencement of above ground development, all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details. The approved materials shall then be implemented as part of the development.

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 Manchester Core Strategy.

27) Notwithstanding the approved plans, within three months of the commencement of development a fully detailed hard and soft landscaping treatment scheme including size and species of tree and shrubs to be planted, together with the timescale's for its implementation shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in accordance with the agreed timescale's. 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.

28) Prior to first occupation of the development hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

Reason -To mitigate the loss of vegetation and to promote biodiversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

29) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

30) Prior to the first occupation of the building hereby approved, details for the provision of temporary staff car parking to be used prior to the provision of the car parking area indicated on the approved drawing numbered FS0998-IBI-A-14-XX-D-L-7004 Rev P03 as received by the City Council as Local Planning Authority on 10 November 2023, shall be submitted to and approved in writing by the City Council as local planning authority. The submitted details shall identify the location of the car parking together with a timescale for their provision. The staff car parking shall be in place for use in accordance with the agreed details.

Reason - To ensure adequate facilities are in place whilst the building is in use, pursuant to policies DM1 and T1 of the Core Strategy.

Informatives

1) In respect of condition 10 of this planning approval the applicant is advised that pitches to be used for Step 1 and Step 2 level football matches should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules.

2) In respect of condition 12 of this planning approval Guidance on preparing Community Use Agreements is available from Sport England. http://www.sportengland.org/planningapplications/

For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Parks & Events
Environmental Health
MCR Active
Sport England

29 Newall Road, Manchester, M23 2TY
54 Rodborough Road, Manchester, M23 2TP
4 Pensford Road, Manchester, M23 2TJ
209 Greenbrow Road, Manchester, M23 2TA
Flat 13, 10 Scout Drive, Manchester, M23 2SH
Flat 8, 10 Scout Drive, Manchester, M23 2SH
Flat 1, 10 Scout Drive, Manchester, M23 2SH
52 Rodborough Road, Manchester, M23 2TP
10 Pensford Road, Manchester, M23 2TJ
11 Marwood Drive, Manchester, M23 2TD
31 Hurst Court, Scout Drive, Manchester, M23 2SH
33 Hurst Court, Scout Drive, Manchester, M23 2SH
204 Greenbrow Road, Manchester, M23 2SX
16 Tuffley Road, Manchester, M23 2SR
14 Tuffley Road, Manchester, M23 2SR
58 Rodborough Road, Manchester, M23 2TP
64 Rodborough Road, Manchester, M23 2TP
27 Hurst Court, Scout Drive, Manchester, M23 2SH
3 Tuffley Road, Manchester, M23 2SS
6 Tuffley Road, Manchester, M23 2SR
169 Greenbrow Road, Manchester, M23 2TA
4 Knob Hall Gardens, Manchester, M23 2SX
8 Hurst Court, Scout Drive, Manchester, M23 2SH
6 Newall Road, Manchester, M23 2TX
6 Barnacre Avenue, Manchester, M23 2TZ
167 Greenbrow Road, Manchester, M23 2TA
15 Marwood Drive, Manchester, M23 2TD
27 Marwood Drive, Manchester, M23 2TD
19 Newall Road, Manchester, M23 2TY
3 Newall Road, Manchester, M23 2TY
25 Newall Road, Manchester, M23 2TY
21 Newall Road, Manchester, M23 2TY
17 Newall Road, Manchester, M23 2TY
23 Newall Road, Manchester, M23 2TY
224 Greenbrow Road, Manchester, M23 2TU
2 Newall Road, Manchester, M23 2TX
215 Greenbrow Road, Manchester, M23 2TB
217 Greenbrow Road, Manchester, M23 2TB
229 Greenbrow Road, Manchester, M23 2TB
221 Greenbrow Road, Manchester, M23 2TB
211 Greenbrow Road, Manchester, M23 2TB
205 Greenbrow Road, Manchester, M23 2TA
203 Greenbrow Road, Manchester, M23 2TA
Flat 14, 10 Scout Drive, Manchester, M23 2SH
Flat 16, 10 Scout Drive, Manchester, M23 2SH
Flat 18, 10 Scout Drive, Manchester, M23 2SH

Flat 11, 10 Scout Drive, Manchester, M23 2SH
Flat 10, 10 Scout Drive, Manchester, M23 2SH
Flat 6, 10 Scout Drive, Manchester, M23 2SH
Flat 3, 10 Scout Drive, Manchester, M23 2SH
Flat 2, 10 Scout Drive, Manchester, M23 2SH
18 Rodborough Road, Manchester, M23 2TP
17 Marwood Drive, Manchester, M23 2TD
21 Marwood Drive, Manchester, M23 2TD
4 Rodborough Road, Manchester, M23 2TP
24 Rodborough Road, Manchester, M23 2TP
2 Rodborough Road, Manchester, M23 2TP
5 Tuffley Road, Manchester, M23 2SS
23 Ottawa Close, Manchester, M23 2PU
4 Gilwell Drive, Manchester, M23 2SZ
1 Gilwell Drive, Manchester, M23 2SZ
19 Hurst Court, Scout Drive, Manchester, M23 2SH
9 Hurst Court, Scout Drive, Manchester, M23 2SH
12 Barnacre Avenue, Manchester, M23 2TZ
39 Newall Road, Manchester, M23 2TY
199 Greenbrow Road, Manchester, M23 2TA
177 Greenbrow Road, Manchester, M23 2TA
7 Capenhurst Close, Manchester, M23 2SL
21 Capenhurst Close, Manchester, M23 2SL
24 Scout Drive, Manchester, M23 2SH
189 Greenbrow Road, Manchester, M23 2TA
181 Greenbrow Road, Manchester, M23 2TA
36 Rodborough Road, Manchester, M23 2TP
30 Rodborough Road, Manchester, M23 2TP
28 Scout Drive, Manchester, M23 2SH
4 Hurst Court, Scout Drive, Manchester, M23 2SH
8 Gilwell Drive, Manchester, M23 2SZ
22 Hurst Court, Scout Drive, Manchester, M23 2SH
8 Barnacre Avenue, Manchester, M23 2TZ
11 Hurst Court, Scout Drive, Manchester, M23 2SH
5 Knob Hall Gardens, Manchester, M23 2SX
66 Rodborough Road, Manchester, M23 2TP
56 Rodborough Road, Manchester, M23 2TP
191 Greenbrow Road, Manchester, M23 2TA
173 Greenbrow Road, Manchester, M23 2TA
29 Capenhurst Close, Manchester, M23 2SL
16 Capenhurst Close, Manchester, M23 2SL
8 Rodborough Road, Manchester, M23 2TP
12 Tuffley Road, Manchester, M23 2SR
21 Ottawa Close, Manchester, M23 2PU
219 Greenbrow Road, Manchester, M23 2TB
25 Ottawa Close, Manchester, M23 2PU
29 Hurst Court, Scout Drive, Manchester, M23 2SH
21 Hurst Court, Scout Drive, Manchester, M23 2SH
5 Newall Road, Manchester, M23 2TY
37 Newall Road, Manchester, M23 2TY
216 Greenbrow Road, Manchester, M23 2TU
187 Greenbrow Road, Manchester, M23 2TA
185 Greenbrow Road, Manchester, M23 2TA
208 Greenbrow Road, Manchester, M23 2SX

30 Capenhurst Close, Manchester, M23 2SL
11 Newall Road, Manchester, M23 2TY
222 Greenbrow Road, Manchester, M23 2TU
4 Barnacre Avenue, Manchester, M23 2TZ
38 Rodborough Road, Manchester, M23 2TP
18 Tuffley Road, Manchester, M23 2SR
197 Greenbrow Road, Manchester, M23 2TA
16 Gilwell Drive, Manchester, M23 2SZ
225 Greenbrow Road, Manchester, M23 2TB
213 Greenbrow Road, Manchester, M23 2TB
206 Greenbrow Road, Manchester, M23 2SX
32 Capenhurst Close, Manchester, M23 2SL
28 Rodborough Road, Manchester, M23 2TP
1 Tuffley Road, Manchester, M23 2SS
218 Greenbrow Road, Manchester, M23 2TU
19 Marwood Drive, Manchester, M23 2TD
26 Scout Drive, Manchester, M23 2SH
20 Gilwell Drive, Manchester, M23 2SZ
12 Gilwell Drive, Manchester, M23 2SZ
10 Gilwell Drive, Manchester, M23 2SZ
20 Ottawa Close, Manchester, M23 2PU
3 Gilwell Drive, Manchester, M23 2SZ
28 Hurst Court, Scout Drive, Manchester, M23 2SH
14 Hurst Court, Scout Drive, Manchester, M23 2SH
6 Hurst Court, Scout Drive, Manchester, M23 2SH
2 Hurst Court, Scout Drive, Manchester, M23 2SH
23 Hurst Court, Scout Drive, Manchester, M23 2SH
3 Hurst Court, Scout Drive, Manchester, M23 2SH
6 Knob Hall Gardens, Manchester, M23 2SX
3 Knob Hall Gardens, Manchester, M23 2SX
31 Newall Road, Manchester, M23 2TY
220 Greenbrow Road, Manchester, M23 2TU
12 Pensford Road, Manchester, M23 2TJ
62 Rodborough Road, Manchester, M23 2TP
6 Pensford Road, Manchester, M23 2TJ
15 Hurst Court, Scout Drive, Manchester, M23 2SH
25 Capenhurst Close, Manchester, M23 2SL
19 Capenhurst Close, Manchester, M23 2SL
Wythenshawe Hospital, Southmoor Road, Wythenshawe , M23 9LT
The Mapels Medical Centre, 2 Scout Drive, Manchester, M23 2SY
13 Marwood Drive, Manchester, M23 2TD
10 Newall Road, Manchester, M23 2TX
11 Shadowbrook Avenue, Manchester, M23 2BD
7 Shadowbrook Avenue, Manchester, M23 2BD
34 Hurst Court, Scout Drive, Manchester, M23 2SH
Hurst Court, Scout Drive, Manchester, M23 2SH
15 Newall Road, Manchester, M23 2TY
2 Barnacre Avenue, Manchester, M23 2TZ
Green Acres Centre, Scout Drive, Manchester, M23 2SZ
Newall Green Sixth Form Centre, Greenbrow Road, Manchester, M23 2SX
Scout Drive Day Nursery, Scout Drive, Manchester, M23 2SH
32 Hurst Court, Scout Drive, Manchester, M23 2SH
15 Shadowbrook Avenue, Manchester, M23 2BD
9 Shadowbrook Avenue, Manchester, M23 2BD

34 Scout Drive, Manchester, M23 2SH
Flat 1, 8 Newall Road, Manchester, M23 2TX
5 Scout Drive, Manchester, M23 2AB
2 Capenhurst Close, Manchester, M23 2SL
11 Scout Drive, Manchester, M23 2AB
14 Rodborough Road, Manchester, M23 2TP
12 Rodborough Road, Manchester, M23 2TP
Flat 5, 8 Newall Road, Manchester, M23 2TX
3 Shadowbrook Avenue, Manchester, M23 2BD
1 Shadowbrook Avenue, Manchester, M23 2BD
42 Capenhurst Close, Manchester, M23 2SL
Flat At, Newall Green Hotel, Greenbrow Road, Manchester, M23 2SX
5 Shadowbrook Avenue, Manchester, M23 2BD
26 Capenhurst Close, Manchester, M23 2SL
23 Capenhurst Close, Manchester, M23 2SL
15 Capenhurst Close, Manchester, M23 2SL
161 Greenbrow Road, Manchester, M23 2SD
5 Marwood Drive, Manchester, M23 2TD
3 Marwood Drive, Manchester, M23 2TD
9 Marwood Drive, Manchester, M23 2TD
7 Marwood Drive, Manchester, M23 2TD
163 Greenbrow Road, Manchester, M23 2SD
1 Marwood Drive, Manchester, M23 2TD
The Co-operative Pharmacy, Scout Drive, Manchester, M23 2SY
Flat 4, 8 Newall Road, Manchester, M23 2TX
Flat 2, 8 Newall Road, Manchester, M23 2TX
8 Newall Road, Manchester, M23 2TX
Flat 3, 8 Newall Road, Manchester, M23 2TX
27 Capenhurst Close, Manchester, M23 2SL
22 Capenhurst Close, Manchester, M23 2SL
14 Capenhurst Close, Manchester, M23 2SL
3 Capenhurst Close, Manchester, M23 2SL
28 Capenhurst Close, Manchester, M23 2SL
202 Greenbrow Road, Manchester, M23 2SX
31 Capenhurst Close, Manchester, M23 2SL
34 Capenhurst Close, Manchester, M23 2SL
40 Capenhurst Close, Manchester, M23 2SL
33 Capenhurst Close, Manchester, M23 2SL
38 Capenhurst Close, Manchester, M23 2SL
9 Capenhurst Close, Manchester, M23 2SL
10 Capenhurst Close, Manchester, M23 2SL
6 Capenhurst Close, Manchester, M23 2SL
18 Capenhurst Close, Manchester, M23 2SL
13 Capenhurst Close, Manchester, M23 2SL
20 Capenhurst Close, Manchester, M23 2SL
12 Capenhurst Close, Manchester, M23 2SL
11 Capenhurst Close, Manchester, M23 2SL
47 Rodborough Road, Manchester, M23 2TL
53 Rodborough Road, Manchester, M23 2TL
49 Rodborough Road, Manchester, M23 2TL
51 Rodborough Road, Manchester, M23 2TL
2 Pensford Road, Manchester, M23 2TJ
12 Newall Road, Manchester, M23 2TX
13 Scout Drive, Manchester, M23 2AB

21 Scout Drive, Manchester, M23 2AB
19 Scout Drive, Manchester, M23 2AB
7 Scout Drive, Manchester, M23 2AB
36 Scout Drive, Manchester, M23 2SH
23 Scout Drive, Manchester, M23 2AB
15 Scout Drive, Manchester, M23 2AB
38 Scout Drive, Manchester, M23 2SH
17 Scout Drive, Manchester, M23 2AB
9 Scout Drive, Manchester, M23 2AB
40 Scout Drive, Manchester, M23 2SH
147 Greenbrow Road, Manchester, M23 2DB
145 Greenbrow Road, Manchester, M23 2DB
32 Rodborough Road, Manchester, M23 2TP
16 Rodborough Road, Manchester, M23 2TP
26 Rodborough Road, Manchester, M23 2TP
6 Rodborough Road, Manchester, M23 2TP
42 Rodborough Road, Manchester, M23 2TP
10 Rodborough Road, Manchester, M23 2TP
20 Rodborough Road, Manchester, M23 2TP
Flat 20, 10 Scout Drive, Manchester, M23 2SH
Flat 19, 10 Scout Drive, Manchester, M23 2SH
12 Hurst Court, Scout Drive, Manchester, M23 2SH
Newall Green Hotel, Greenbrow Road, Manchester, M23 2SX
18 Gilwell Drive, Manchester, M23 2SZ
6 Gilwell Drive, Manchester, M23 2SZ
2 Gilwell Drive, Manchester, M23 2SZ
26 Hurst Court, Scout Drive, Manchester, M23 2SH
20 Hurst Court, Scout Drive, Manchester, M23 2SH
16 Hurst Court, Scout Drive, Manchester, M23 2SH
25 Hurst Court, Scout Drive, Manchester, M23 2SH
17 Hurst Court, Scout Drive, Manchester, M23 2SH
2 Knob Hall Gardens, Manchester, M23 2SX
193 Greenbrow Road, Manchester, M23 2TA
183 Greenbrow Road, Manchester, M23 2TA
Flat 9, 10 Scout Drive, Manchester, M23 2SH
Flat 7, 10 Scout Drive, Manchester, M23 2SH
10 Scout Drive, Manchester, M23 2SH
24 Hurst Court, Scout Drive, Manchester, M23 2SH
22 Rodborough Road, Manchester, M23 2TP
30 Scout Drive, Manchester, M23 2SH
13 Newall Road, Manchester, M23 2TY
18 Hurst Court, Scout Drive, Manchester, M23 2SH
207 Greenbrow Road, Manchester, M23 2TA
44 Rodborough Road, Manchester, M23 2TP
10 Tuffley Road, Manchester, M23 2SR
210 Greenbrow Road, Manchester, M23 2TU
22 Scout Drive, Manchester, M23 2SH
14 Gilwell Drive, Manchester, M23 2SZ
7 Newall Road, Manchester, M23 2TY
60 Rodborough Road, Manchester, M23 2TP
48 Rodborough Road, Manchester, M23 2TP
227 Greenbrow Road, Manchester, M23 2TB
223 Greenbrow Road, Manchester, M23 2TB
179 Greenbrow Road, Manchester, M23 2TA

8 Capenhurst Close, Manchester, M23 2SL
17 Capenhurst Close, Manchester, M23 2SL
1 Capenhurst Close, Manchester, M23 2SL
Flat 15, 10 Scout Drive, Manchester, M23 2SH
Flat 12, 10 Scout Drive, Manchester, M23 2SH
Flat 4, 10 Scout Drive, Manchester, M23 2SH
25 Marwood Drive, Manchester, M23 2TD
27 Newall Road, Manchester, M23 2TY
214 Greenbrow Road, Manchester, M23 2TU
46 Rodborough Road, Manchester, M23 2TP
30 Hurst Court, Scout Drive, Manchester, M23 2SH
16 Barnacre Avenue, Manchester, M23 2TZ
226 Greenbrow Road, Manchester, M23 2TU
212 Greenbrow Road, Manchester, M23 2TU
201 Greenbrow Road, Manchester, M23 2TA
34 Rodborough Road, Manchester, M23 2TP
8 Tuffley Road, Manchester, M23 2SR
32 Scout Drive, Manchester, M23 2SH
7 Gilwell Drive, Manchester, M23 2SZ
5 Gilwell Drive, Manchester, M23 2SZ
18 Ottawa Close, Manchester, M23 2PU
23 Marwood Drive, Manchester, M23 2TD
10 Hurst Court, Scout Drive, Manchester, M23 2SH
7 Hurst Court, Scout Drive, Manchester, M23 2SH
9 Newall Road, Manchester, M23 2TY
35 Newall Road, Manchester, M23 2TY
4 Newall Road, Manchester, M23 2TX
50 Rodborough Road, Manchester, M23 2TP
8 Pensford Road, Manchester, M23 2TJ
1 Newall Road, Manchester, M23 2TY
14 Pensford Road, Manchester, M23 2TJ
5 Capenhurst Close, Manchester, M23 2SL
4 Capenhurst Close, Manchester, M23 2SL
24 Capenhurst Close, Manchester, M23 2SL
Flat 17, 10 Scout Drive, Manchester, M23 2SH
Flat 5, 10 Scout Drive, Manchester, M23 2SH
4 Tuffley Road, Manchester, M23 2SR
5 Hurst Court, Scout Drive, Manchester, M23 2SH
7 Knob Hall Gardens, Manchester, M23 2SX
1 Knob Hall Gardens, Manchester, M23 2SX
10 Barnacre Avenue, Manchester, M23 2TZ
40 Rodborough Road, Manchester, M23 2TP
195 Greenbrow Road, Manchester, M23 2TA
175 Greenbrow Road, Manchester, M23 2TA
36 Capenhurst Close, Manchester, M23 2SL
171 Greenbrow Road, Manchester, M23 2TA
2 Tuffley Road, Manchester, M23 2SR
1 Hurst Court, Scout Drive, Manchester, M23 2SH
14 Barnacre Avenue, Manchester, M23 2TZ
33 Newall Road, Manchester, M23 2TY
Platt Fields Park, Fallowfield, Manchester, M14 6LA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 45M
Green Belt Land - Green Belt Area (LDF)
Area Team Boundary - Name: SOUTH AREA