

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 Mark Manifold
Prosper Learning Trust
Grange School
Matthews Lane
Manchester
M12 4GR

Agent (if used)

Miss India Rogers
AA Projects Ltd
Jackson House
Manchester
M33 7RR

Part 1 – Particulars of the application/development

Proposal: Installation of weldmesh fencing and gates adjacent to Matthews Lane boundary and reconfiguration of parking area and access/egress arrangements

Location: Grange School , Matthews Lane, Manchester, M12 4GR

Date of application: 18 May 2023

Application number: 136644/FO/2023

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

Condition(s) attached to this decision

0) The local planning authority in making its decision has had regard to the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and recommends approval for the reasons outlined in this report. Officer have works with the applicant in a positive manner based on seeking solutions in arising in relation to the works taking place on Matthews Lane as part of the Active Neighbourhoods Scheme and following the receipt of revised plans this matter has been satisfactorily resolved and the appropriate conditions have been attached.

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

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

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

Plan ref: location plan ref: 21238;

Email from planning agent dated 10th May 2023 stating that the proposed fence line would not affect any existing trees , and that the proposed fence line is replacing the existing fence line that is already in place.

Existing and proposed parking spaces plan ref: 21238.005 ; Jacksons fencing Euroguard Regular specification ; 2.4m high Euroguard Regular fence plan ref: J6/01058 received 17th May 2023

Statement in regard to retained trees received 3rd July 2023;

Agent email responding got highway matters dated 27thn July 2023 ;

Grange School external car park works plan ref: 21238.002 rev. D (notwithstanding reference to palisade gate) and Grange School external car park works showing swept paths plan ref: 21238.006 received 27th July 2023

Agent email dated 2nd August 2023 confirming that the swept paths on plan ref: 21238.006 is based on the size of mini buses accessing the site .

Jacksons fencing Euroguard Gates specification; and 2.4m Euroguard Comi Double gate plan ref: 07/02189 received 7th August 2023

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy(2012) .

3) The boundary treatment shall be implemented in accordance Grange School external car park works plan ref: 21238.002 rev. D (notwithstanding reference to palisade gate); Jacksons fencing Euroguard Regular fencing specification ; and 2.4m high Euroguard Regular fence plan ref: J6/01058 received 17th May 2023 to match the existing boundary treatment om Matthews Lane; and Jacksons fencing Euroguard gate specification received 7th August 2023.

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 (2012).

4) Prior to the commencement of above ground works, plans of the type and location of fencing for the protection of the retained trees to the southern boundary of the school with Matthews Lane shall be submitted to and approved in writing by the City Council as local planning authority. The development 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 adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in

accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012). Tree Protection

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

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Any relation of the bus stop and street signage will need to be agreed with Manchester City Council Highway Services and Transport for Greater Manchester. If there is a relocation of the bus stop, it will need to be wholly funded by the applicant and in accordance with TfGM's bus stop design guidelines; 160mm high kerbs and bus stop clearway markings will be required. The footway will also need to be reinstated accordingly where the stop is removed. The applicant is advised to contact the Sheltersteam via shelters@tfgm.com to progress the relocation.

In the event that the earthworks relating to Nico Ditch are encountered on the site, the developer is advised to cease works and call the local planning authority on 0161 234 4516 or planning@manchester.gov.uk for advice on how to proceed.

Date: 7 August 2023

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.

Appendix A



The Coal Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024