Condition Tracker Rev. 2

To: **Manchester City Council**

From: **Iceni Projects**

Date: **February 2024**

Title: **Condition Tracker for Sandilands Primary School (ref. 137074/FO/2023)**

1	The development must be begun not later than the expiration of three years beginning with the date of this permission.	Compliance
2	The development hereby approved shall be carried out in accordance with the following drawings and documents: SRP1034-EWA-ZZ-00-D-A-0400 P3 PROPOSED LEVEL 00 GA FLOOR PLAN; SRP1034-EWA-ZZ-01-D-A-0401 P3 LEVEL 01 GA FLOOR PLAN; SRP1034-EWA-ZZ-RF-D-A-0402 P4 LEVEL 02 ROOF GA PLAN; SRP1034-EWA-ZZ-ZZ-D-A-0421 P2 ACCESS STRATEGY PLAN 01; SRP1034-EWA-ZZ-ZZ-D-A-0422 P2 ACCESS STRATEGY PLAN 02 ; SRP1034-EWA-ZZ-ZZ-D-A-0500 P2 PROPOSED ELEVATIONS; SRP1034-TAC-ZZ-XX-D-E-9006 P02 EXTERNAL LIGHTING LAYOUT; SRP1034-EWA-ZZ-ZZ-D-A-9002 P2 DEMOLITION SITE PLAN; Noise Impact Assessment AEC REPORT: P4807/R1/NRS; Arboricultural Impact Assessment and Method Statement Reference: 81-240-R3-1 April 2023; Preliminary Ecological Appraisal Report Reference:81-240-R1-1 May 2023; PHASE 01 GROUND INVESTIGATION DESK STUDY (REF: SL01-R11 Rev A); PHASE 02 GROUND INVESTIGATION REPORT (REF: SL01-R12); GRM Site Investigation Works 3rd April 2023; Sandilands Primary School, Transport Statement May 2023; Sandilands Primary School, School Travel Plan May 2023; Energy Strategy Report SRP1034-TAC-ZZ-XX-T-O-0003; External Lighting Calcs PA1681 RELUX; Part L2 Compliance Report SRP1034-TAC-ZZ-XX-T-O-0010 as received by the City Council on the 24th May 2023 Flood Risk Assessment and Drainage Strategy Report May 2023 SRP1034-AJP-ZZ-XX-T-C-3000 and drawing reference SRP1034-AJP-ZZ-00-D-C-1000 Rev P02 as received by the City Council on the 5th June 2023 SRP1034-EWA-ZZ-ZZ-DR-L-9003 P09 LANDSCAPE PLAN as received by the City Council on the 15th June 2023	Compliance

	Crime Impact Statement 2005/1129/CIS/02 prepared by GMP as received by the City Council on the 3rd July 202	
3	Prior to the commencement of development on site including any demolition works on site a Construction Environmental Management Plan shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed plan which shall include: - An invasive non-native species protocol, detailing the containment, control and removal of Rhododendron and cotoneaster on site - The routing of construction traffic; - Detail the vehicular activity associated with the construction including appropriate swept-path assessment; - Details of the location and arrangements for contractor parking; - The identification of the vehicular access points into the site; - Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period; - The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; - A highway and footpath dilapidation survey including photographs and commentary on the condition of carriageway/footways on routes surrounding the site.	Submitted discharge of condition application as of 30th January 2024
4	a) A programme of Site Investigation works shall be submitted to and approved in writing by the City Council as local planning authority prior to the development commencing. The programme shall include: what Site Investigation works are going to be undertaken, and the timescales for these works to be completed. The investigations of the site shall be carried out in accordance with the approved programme and a report shall be prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy 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.	Submitted discharge of condition application as of 30th January 2024
5	Prior to the installation of any surface drainage works at the site details of 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 shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include: - Evidence from investigations to disprove feasibility of watercourse connection. - A finalised drainage layout showing all components, outfalls, levels and connectivity - this must confirm the final outfall option and any measures required to mitigate the risk of public sewer surcharge to the proposed development.	Submitted discharge of condition application on 6th

	- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site. - Construction details of flow control and SuDS elements. The development shall be carried out in accordance with the agreed scheme.	February 2024
6	(a) No development of the replacement playing field land shall commence until the following documents have been submitted to and approved in writing by the City Council as Local Planning Authority: (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and (ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation. (b) The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.	
7	Prior to development on the existing playing field a scheme to ensure the continuity of the existing sports use, curriculum and community use, of the sports facilities (indoor and outdoor) has been submitted to and approved in writing by the City Council as Local Planning Authority. The scheme should set out details of the size, location, type and make-up of the facilities or temporary off-site replacement facilities (as appropriate) together with arrangements for access. The scheme must include a timetable for the provision of the facilities or temporary off-site replacement facilities. The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.	Submitted discharge of condition application as of 30th January 2024
8	No development shall commence until a timetable for the provision of the following football pitches i.e., Junior O/A size (88m x 56m (3m R/O); 2 x U7/U8 O/A (43m x 33m (3m R/O)) has been submitted to and approved in the Local Planning Authority. The pitches shall be delivered in accordance with the timetable approved in writing by the Local Planning Authority	Submitted discharge of condition application as of 30th January 2024
9	Prior to the first use of the development hereby approved a Community Use Agreement shall be submitted to and approved in writing by the City Council as Local Planning Authority. The agreement shall apply to all sports and ancillary facilities managed by the school, or their management company, 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 for the duration of the development.	

10	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) Prior to the operation of the scheme 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.	
11	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.	
12	Above-ground construction works shall not commence until samples and specifications of all materials to be used in the external elevations of the development hereby approved have been submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with those approved details.	
13	No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the 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.	
14	The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.	

15	The development shall be carried out in accordance with the approved Travel Plan as set out in condition 2 of this decision. 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 residing, visiting and working in the development ii) a commitment to surveying the travel patterns of residents 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 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 vi) measures to engage with parents and staff to reduce parent parking in the vicinity of the school 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 (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. 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.	
16	The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing ref SRP1034-EWA-ZZ-ZZ-DR-l-9003 Rev P09 as recevied by the City Council on the 15th June 2023 shall be implemented not later than 12 months from the first occupation of the development hereby approved. 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.	Compliance
17	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	Compliance

18	No removal of or works to any hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.	Compliance
19	Within three months of the commencement of development a scheme to enhance the biodiversity of the site including the provision of bird boxes and bat boxes on site and a timescale for their installation shall be submitted to and approved in writing by the City Council as local planning authority. The measures shall be subsequently undertaken in accordance with the approved details.	
20	The cycle parking provision as detailed within the approved drawing reference SRP1034-EWA-ZZ-ZZ-DR-l-9003 Rev P09 as received by the City Council on the 15th June 2023 shall be installed within a timescale that has been previously submitted to and approved in writing by the City Council prior to the first occupation of the development and shall be retained thereafter	
21	Prior to the first use of development hereby approved, timescale's and details of the type of electric vehicle charging points to be installed at the development as set out within the approved drawings and documents shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details and timescale's.	