

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

The East Manchester Academy
82 Grey Mare Lane
Beswick
Manchester
M113DS

Agent (if used)

Lancaster Maloney Martin
Equitas House
Unit 6 Station View
Rhino Court
Stockport
SK7 5ER

Part 1 – Particulars of the application/development

Proposal: Installation of Multi Use Games Area (MUGA) together with the installation of 5 metre high boundary treatment and 3 metre high acoustic barrier.

Location: East Manchester Academy, Grey Mare Lane, Manchester, M11 3DS

Date of application: 23 May 2023

Application number: 135932/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

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 drawings and documents:

-Drawing - Proposed P04 LINE MARKING LAYOUT

-Drawing - Site Plan P03

received by the City Council, as Local Planning Authority, 10/01/2023

-Drawing - Proposed P08 PROPOSED SITE LAYOUT received by the City Council, as Local Planning Authority, 26/09/2023

-Drawing - Proposed P05 TYPICAL GATE ELEVATION AND FENCE PROFILE received by the City Council, as Local Planning Authority, 03/10/2023

-Flood Risk Assessment or Drainage P06 DRAINAGE PLAN received by the City Council, as Local Planning Authority, 25/05/2023

-Supporting Information COVERING LETTER

-Noise assessment or information RSA418/2023 THE EAST MANCHESTER ACADEMY PROPOSED MUGA NOISE -ASSESSMENT REPORT

-Tree survey or information TREE CONDITION REPORT WITH A RECOMMENDED SCHEDULE OF WORKS

received by the City Council, as Local Planning Authority, 25/05/2023

-Supporting Information SPORTING BENEFITS STATEMENT received by the City Council, as Local Planning Authority on 10/08/2023

-Correspondence ACOUSTICIAN NOTE received by the City Council, as Local Planning Authority, 26/09/2023

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) 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, which for the avoidance of doubt shall include as a minimum:

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

The development shall only be carried out in accordance with the approved management plan.

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

4) Prior to commencement of any sporting activities a Noise Management Plan (NMP) shall be submitted to and approved in writing by the City Council as local planning authority. The NMP shall include an assessment of noise from all activities associated with the use and shall not give rise to any significant adverse impacts on the occupants of nearby residential properties.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy DM1 of the MCS.

5) Prior to the first use of the MUGA hereby approved, full design and materials specifications for the three metre high acoustic barrier, shall be submitted to and

approved in writing with the Local Planning Authority. The development shall then be completed in strict accordance with the approved design, shall be fully installed prior to the first occupation of the dwellings and shall be retained in situ for as long as the MUGA is being used.

Reason - In order to protect the future occupants of the residential accommodation from existing noise sources in the vicinity of the application site pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

6) No activity on the MUGA shall be permitted outside the hours of:

Monday to Friday 09:00 to 17:00
Saturday/Sunday 09:00 to 16:00 (daylight permitting)

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

7) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work" and BS5837 "Trees in relation to design, demolition and construction".

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) Prior to first use of the Multi Use Games Area a community use agreement, prepared in consultation with Manchester Active and Sport England has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the Multi Use Games Area 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 and for the duration of the development.

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 policies EN10, EN11 and EN12 of the Manchester Core Strategy.

9) No development shall commence until a scheme to ensure the Throws Cage is relocated to a suitable location has been submitted to and approved in writing by the Local Planning Authority. The scheme must set out the location and arrangements for access. The scheme must include a timetable for the relocation of the Throws Cage. The approved scheme shall be implemented and complied with in full and within the timescales set by the scheme.

Reason: To ensure the development is fit for purpose and sustainable and to accord with policies DM1, EN10, EN11 and EN12 of the Manchester Core Strategy.

10) Notwithstanding the details contained in the approved drawings (Drawing - Proposed P04 LINE MARKING LAYOUT; Drawing - Site Plan P03 received by the City Council, as Local Planning Authority, 10/01/2023; Drawing - Proposed P08 PROPOSED SITE LAYOUT received by the City Council, as Local Planning Authority, 26/09/2023; Drawing - Proposed P05 TYPICAL GATE ELEVATION AND FENCE PROFILE received by the City Council, as Local Planning Authority, 03/10/2023; Flood Risk

Assessment or Drainage P06 DRAINAGE PLAN received by the City Council, as Local Planning Authority, 25/05/2023), prior to the commencement of the development, details of the design and layout of the Multi Use Games Area shall be submitted for approval in writing by the City Council, as Local Planning Authority. The details shall include scale plans with dimensions and cross sections of the materials and depths of each sub layer. The Multi Use Games Area shall be constructed in accordance with the approved details.

Reason: To protect the MUGA from damage, loss or availability of use during the construction of the development and to accord with policy DM1 of the Manchester Core Strategy.

11) Notwithstanding the details in the approved drawing (Flood Risk Assessment or Drainage P06 DRAINAGE PLAN received by the City Council, as Local Planning Authority, 25/05/2023) Prior to the commencement of the development hereby approved, a surface water drainage scheme for the site, based on sustainable drainage principles shall be submitted to and approved in writing by the City Council, as local planning authority. The development shall be constructed and completed in accordance with the approved details.

The scheme shall include:

- Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes is required.
- Surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
- Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.
- Where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse that would affect it would require consent from Manchester City Council as Lead Local Flood Authority. Consent applications can be arranged by contacting the Lead Local Flood Authority.
- For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;
- Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area.
- Hydraulic calculations to support the drainage proposal.
- Details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

12) Notwithstanding the details contained in the approved drawings (Drawing - Proposed P08 PROPOSED SITE LAYOUT received by the City Council, as Local Planning Authority, 26/09/2023; Drawing - Proposed P05 TYPICAL GATE ELEVATION AND FENCE PROFILE received by the City Council, as Local Planning Authority, 03/10/2023), prior to the commencement of the development hereby approved, full and final details of the boundary treatment shall be submitted to and approved in writing by the City Council, as local planning authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatments for each phase of development shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012)

13) Prior to the commencement of the development hereby approved, a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented prior to the first occupation of the development. 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.

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.

Date: 23 November 2023

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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