

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Agent (if used)

Mr Sam Beresford
Tetra Tech
Quay West
Media City
Trafford Wharf Road
Manchester
M17 1HH

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 10 (car park management), 13 (drainage maintenance), 18 (fume extraction) 19 (noise verification), 25 (sports pitch noise), 33 (bird and bat boxes) and 39 (sport pitch details) attached to planning permission referenced 129076/VO/2021

Location: Site Of Former Showcase Cinema, Hyde Road, Manchester, M12 5AL

Date of application: 26 October 2022

Application number: CDN/22/0770

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition no. 10 Car park management

The Vehicle movement plan and CO-OP Academy Belle Vue Carpark Agreement dated 13.09.2022 received 26th October 2022 have been examined. On the basis that the development is implemented in accordance the Vehicle movement plan and CO-OP Academy Belle Vue Carpark Agreement dated 13.09.2022 received 26th October 2022 whilst the building is in use, condition no.10 is discharged.

Condition 13 Drainage maintenance

The plans and documents specified below have been examined and the contents considered.

Drainage Maintenance Schedule report dated August 2022 doc ref: HRS-BDP-RPT-C-002 rev.A;

Civils Specification report doc ref: 009433-BDP-XX-XX-SP-C-000001 rev.P01 dated 18.05.2021;0009433-BDP-XX- -C-000001

Typical drainage details sheet 2 of 2 ref: 009433-BDP-01-XX-DR-C-520302 rev.P02;

Sustainable Drainage report by Sir Robert Mc Alpine;

Attenuation Storage Tank Layout using Eco-Cells module (Attenuation Tank Details)
PCST-2.0 rev. R0;
Attenuation Storage Tank Layout using Eco-Cells module (Attenuation Tank 2 layout)
ECST-2.1 rev. R0 ;
Attenuation Storage Tank Layout using Pluvial cube module units (Attenuation Tank
Details) PCST-3.0 rev. R1;
Attenuation Storage Tank Layout using Pluvial cube module units (Attenuation Tank 1
layout) PCST-3.1 rev. R1;
Attenuation Storage Tank Layout using Pluvial cube module units (Attenuation Tank 2
layout)
PCST-3.2 rev. R1;
Received 26th October 2022

Site Wide Drainage Strategy General Arrangement Sheet 1 of 3 - 009433-BDP-01-ZZ-
DR-C-520001 rev.C14;
Site Wide Drainage Strategy General Arrangement Sheet 2 of 3 - 009433-BDP-01-ZZ-
DR-C-520002 rev.C15;
Site Wide Drainage Strategy General Arrangement Sheet 3 of 3 - 009433-BDP-01-ZZ-
DR-C-520003 rev. C15;
Typical Drainage details sheet 1 of 3 plan ref:009433-BDP-01-ZZ-DR-C-520301
rev.C03
Typical Drainage details sheet 2 of 3 plan ref:009433-BDP-01-ZZ-DR-C-520302
rev.C05
Typical Drainage details sheet 3 of 3 plan ref:009433-BDP-01-ZZ-DR-C-520303
rev.C06
Construction Build up plan ref:009433-BDP-01-ZZ-DR-C-520304 rev.C07
Agent email dated 14th December 2022
Hydraulic Calculations and Sports Pitch Drainage rev.02 dated 12.12.2022;
Sustainable Drainage Addendum - Verification of flow control .

Received 14th December 2022.

On the basis that the development has been implemented in accordance with, and
maintained in perpetuity with the details and measures in the plans and documents
specified above, condition no.13 is discharged.

Condition no.18 Fume extraction

The plans and documents specified below have been examined and the contents
considered.

Level 00 Ventilation Layout 1 of 2 plan ref: 009433-IUL-01-00-DR-M-570001 rev.C06;
Level 00 Ventilation Layout 2 of 2 plan ref: 009433-IUL-01-00-DR-M-570002 rev.C04;
Level 01 Ventilation Layout 1 of 2 plan ref: 009433-IUL-01-01-DR-M-570001 rev.C05;
Level 01 Ventilation Layout 2 of 2 plan ref: 009433-IUL-01-01-DR-M-570002 rev.C06;
Level 02 Ventilation Layout 1 of 2 plan ref: 009433-IUL-01-02-DR-M-570001 rev.C04;
Level 02 Ventilation Layout 2 of 2 plan ref: 009433-IUL-01-02-DR-M-570002 rev.C04;
Level 03 Ventilation Layout 1 of 2 plan ref: 009433-IUL-01-03-DR-M-570001 rev.C04;
Level 03 Ventilation Layout 2 of 2 plan ref: 009433-IUL-01-03-DR-M-570002 rev.C04;

Mechanical Services Specification doc ref: 009433-IUL-XX-ZZ-SP-M-570000
Issue 01 - January 2022
Belle Vue Academy - Planning Condition 18 (B) Statement (Integral);
Airguard Type 2 Baffle Filter Specifications;

Technical Submittal Document 1 - 009433-IUL-XX-ZZ-SB-M-TS1 rev.C01 - Mondraught Natural Ventilation Units;
Technical Submittal Sheet - 009433-IUL-XX-ZZ-SB-M-TS2 rev.C01 - Air Handling Units
Technical Submittal Sheet ref: 009433-IUL-XX-ZZ-SB-M-TS3 rev. C02 - Fans and HRU's
Plan ref: 22166 - 001 - Belle Vue Academy Flue Design;
Schedule No.07 - Heat Recovery Units Mechanical Services - Technical Schedule
Schedule No.07 - Air Handling Unit Mechanical Services - Technical Schedule
Schedule No.09 - Extract Fans Mechanical Services - Technical Schedule
Schedule No.11 - Hybrid Ventilation Units Mechanical Services - Technical Schedule
Schedule no. 12 - Roof Mounted Ventilation Units Mechanical Services - Technical Schedule
Schedule No. 13 - Duct Mounted Attenuators Mechanical Services - Technical Schedule
Air Handling Unit - 009433-IUL-XX-ZZ-SP-M-57001 SCH 07 AHUs;

Letter dated 17th October 2021 from Integral (the scheme's installer) confirming the installation has taken place in accordance with the submitted details, as itemised above.

Received 26th October 2022

On the basis that the development has been implemented in accordance with, and maintained in perpetuity with the details and measures in the plans and documents specified above, condition no.18 is discharged.

Condition no.19 noise verification plant

The plans and documents specified below have been examined and the contents considered.

Building Services Noise Commissioning Measurements ref: OPP-068103-AC-2v1 (Stroma)

Building Services Noise Impact Assessment (Stroma) ref: OPP-068103 NC1v2 Belle Vue Co-op Academy

Received 26th October 2022

On the basis of the reports and plans referenced above condition no.19 is discharged.

Condition no. 25 sports pitch noise

The content of the Outdoor Sports Facilities - Noise Management Plan dated 12.10.2022 has been considered in conjunction with the content of agent email dated 24th November 2022. On the basis of the Outdoor Sports Facilities - Noise Management Plan dated 12.10.2022 and agent email dated 24th November 2022, condition no.25 is discharged .

Condition no. 33 Bird and bat boxes

The plan and documents specified below have been examined and the contents considered.

Biodiversity Enhancement at Belle Vue - Bats report by Sir Robert McAlpine received 26th October 2022;

Agent email dated 29th November confirming installation of the bird boxes.

Bat and Bird box Review plan ref: 01-XX-DR-L-910036 rev.P02, and Installed bird box specification (Woodcrete by Schwegler 32mm nest box) received 29th November 2022

On the basis that the development is implemented in accordance with the measures in the reports and plan referenced above condition no.33 is discharged.

Condition no.39 Sport pitch details

The plan and documents specified below have been examined and the contents considered.

Proposed Levels Strategy sheet 1 of 2 plan ref: 009433-BDP-ZZ-00-DR-C-15_10-1000 rev.C04;

Proposed Levels Strategy sheet 2 of 2 plan ref: 009433-BDP-ZZ-00-DR-C-15_10-1001 rev.C03;

Design Note - Sports Pitch Drainage (BDP, 06.10.2022);

Typical Drainage Details Sheet 2 of 2 - 009422-BDP-01-XX-DR-C-520302 rev.P02 ;

Civils Specification document - 009433-BDP-XX-XX-SP-C-000001;

Ground Investigations (Hydrock), 7 June 2021, Ref. 18170-HYD-XX-XX-RP-GE-001 Rev P02

Maintenance Details - J. Mallinson O& M Manual Football Pitches

Manufacturers specifications Aqua Cell Systems

Received 26th October 2022

Content of agent email dated 24th November 2022;

Sports Pitch Drainage Design Note ref: P3001502 dated 06.10.2022 ; Typical

Drainage details sheet 2 of 3 ref: 009433-BDP-01-XX-DR-C-520302 rev.P02 received 24th November 2022

Site Wide Drainage Strategy General Arrangement Sheet 1 of 3 - 009433-BDP-01-ZZ-DR-C-520001 rev.C14;

Site Wide Drainage Strategy General Arrangement Sheet 2 of 3 - 009433-BDP-01-ZZ-DR-C-520002 rev.C15;

Site Wide Drainage Strategy General Arrangement Sheet 3 of 3 - 009433-BDP-01-ZZ-DR-C-520003 rev. C15;

Typical Drainage details sheet 1 of 3 plan ref:009433-BDP-01-ZZ-DR-C-520301 rev.C03

Typical Drainage details sheet 2 of 3 plan ref:009433-BDP-01-ZZ-DR-C-520302 rev.C05

Typical Drainage details sheet 3 of 3 plan ref:009433-BDP-01-ZZ-DR-C-520303 rev.C06

Construction Build up plan ref:009433-BDP-01-ZZ-DR-C-520304 rev.C07

Agent email 14th December 2022 Hydraulic Calculations and Sports Pitch Drainage rev.02 dated 12.12.2022;

Sustainable Drainage Addendum - Verification of flow control;

Received 14th December 2022

On the basis that the development is implemented in accordance with the measures in the reports and plans referenced above condition no.39 is discharged.

Date: 4 January 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 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) 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-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

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.