

Our Reference: 784-B118318

Planning Portal Reference: PP-11720270

FAO Sue Wills
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

22 December 2022

Dear Sue,

SUBJECT: CO-OP BELLE VUE ACADEMY, HYDE ROAD, GORTON, MANCHESTER, M12 5AL, APPLICATION TO DISCHARGE CONDITIONS ASSOCIATED TO PERMISSION 135066/JO/2022

On behalf of Manchester City Council and our client Robert McAlpine, we have been instructed to submit an application to discharge planning conditions associated with planning permission 135066/JO/2022 at the above site.

The original planning permission for the development of a new school on the site was granted in April 2021 with the following development description:

"CITY COUNCIL DEVELOPMENT Erection of a part three, part two storey detached school building (Class F1) with associated sports facilities, access, car parking arrangements, landscaping and boundary treatment following the demolition of existing cinema building."

A subsequent minor material amendment application was granted on 9th December 2022, ref 135066/JO/2022 with the following development description;

"Variation of conditions 2 (specified plans) and 22 (operating hours of outdoor pitches) attached to planning permission ref.129076/VO/2022 to enable the use of the outdoor pitch on Monday to Fridays 0830 to 2100hrs, on Saturday 0900 to 2100hrs and Sundays on 1000 to 2000 hours, and elevation alternations including the installation of an external flue to a classroom."

We are therefore seeking to discharge conditions against this latest permission at the site.

The conditions associated to permission 135066/JO/2022 which are requested to be discharged as part of this application submission are:

- Condition 13: Secured By Design Accreditation
- Condition 15(b): Ground Investigations Validation
- Condition 19(b): Air Quality Condition
- Condition 26: Lighting Verification Report

Tetra Tech Manchester, Quay West at MediaCityUK, Trafford Wharf Road, Trafford Park,
Manchester, United Kingdom, M17 1HH

Tetra Tech Management Services Limited. Registered in England number: 04807864

Registered Office: 3 Sovereign Square, Sovereign Street, Leeds, United Kingdom, LS1
4ER

Condition 13 Secured By Design Accreditation

The condition reads as follows;

“The development shall be carried out in accordance with the Crime Impact Statement (Version A : 11th January 2021 ref:2020/0754/CIS/01), in particular section 4 prepared by Design for Security at Greater Manchester Police The development shall only be carried out in accordance with these approved details. 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.”

The condition requires submission of a Secured By Design Certificate to comply with policies SP1 and DM1 of the Core Strategy for Manchester and to reflect the guidance in the National Planning Policy Framework. This application submission is accompanied with the following documents;

- SBD Certificate – Belle Vue Academy

Condition - 15(b): Ground Investigations Validation

The condition is divided in to two parts, (a) and (b). Part (a) of the condition has previously been formally discharged. This submission relates to the discharge of part (b) which reads as follows;

“(b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and 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 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.”

This condition requires a Ground Validation report to be provided in order 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, in order to comply with policies DM1 and EN18 of the Core Strategy for Manchester. This application submission is accompanied with the following documents;

- Hyde Road Belle Vue Validation Report Ref: 3345-21-R03-V2 (GeoEnvironmental)

Condition 19(b): Air Quality Condition

The condition is divided in to two parts, (a) and (b). Part (a) of the condition has previously been formally discharged. This submission relates to the discharge of part (b) which reads as follows;

“(b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.”

This condition requires submission of verification for implementation of details of air quality mitigation measures in order to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, complying with policies EN16, SP1 and DM1 of the Core Strategy for Manchester. This application submission is accompanied with the following plans/documents;

- Evidence of Condition 19b Discharge - Photomontage Demonstrating Air Quality Mitigation Measures (SRM)

Condition 26 – Lighting Verification Report

The condition reads as follows;

“Prior to occupation of the development a verification report will be required to validate that the external lighting scheme undertaken throughout the development conforms to the recommendations and requirements in the External Lighting - Planning Statement ref: HRS-BDP-XX-XX-RP-E -0001 rev.P02 dated 08.01.2021; section 5.1.11 in the Preliminary Ecological report in regard to the western and north western boundary in relation to external lighting, and plan ref; HRS-BDP-EX-00-PLE-6301 rev.P02 (Lighting Systems Strategy External). The report shall also undertake post completion testing to confirm that acceptable 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 criteria.”

This condition requires the submission of a Lighting Verification report to safeguard the amenities of the occupiers of nearby properties and safeguard protected species in order to comply with policies EN15, SP1 and DM1 of the Core Strategy for Manchester. This application is accompanied with the following plans/documents;

- External Lighting Statement (Integral, dated 6th December)
- 009433_IUL_00_XX_DR_E_630001 C01 – Electrical Services External Lighting Layout
- 23598_CALC_EX_R0 – External Lighting Specification
- 23598_DWG_EX_00001_R0 – External Lighting Layout Plan

We trust the information enclosed along with this application is sufficient to discharge the aforementioned condition. Please do not hesitate to contact me if you have any questions or require any further information.

Yours sincerely,



Sam Beresford

Sports / Town Planner

Sam.Beresford@tetrattech.com