

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

Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Agent (if used)

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

Part 1 – Particulars of the application/development

Proposal: 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 Mondays to Fridays 0830 to 2100hrs, on Saturdays 0900 to 2100 hrs and Sundays on 1000 to 2000 hours, and elevational alterations including the installation of an external flue to a classroom

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

Date of application: 28 September 2022

Application number: 135066/JO/2022

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

The local planning authority in making its decision has had due regard to the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and recommends approval the application for the reasons outlined in this report. Officers have worked with the applicant in a positive and proactive manner. In this instance there were no major issues to raise with the agent, and the appropriate conditions have been attached.

Condition(s) attached to this decision

1) The development hereby approved shall be carried out in accordance with the following documents and plans :
009433 01-XX- DR-L-90-0001 rev.P01 (Site location plan);
009433 00-DR-A-01-0001 rev.P04 (Level 00 GA);

009433 01-DR-A-01-0001 rev.P04 (Level 01 GA);
 009433 02-DR-A-01-0001 rev.P04 (Level 02 GA);
 009433 03-DR-A-01-0001 rev. P01 (Proposed roof plan);
 009433 XX-DR-A-02-0001 rev.P02 (Building elevations sheet 1);
 009433 XX-DR-A-03-0001 rev.P01 (General Arrangement Sections Sheet 1);
 009433 XX-DR-A-21-0001 rev.P01 (Typical Strip Section and Bay);
 009433 XX-DR-A-91-0001 rev.P01 (Aerial perspective);
 009433 XX-DR-A-91-0002 rev. P01 (Visuals)
 HRS-BDP-EX-00-PL-E-6301 rev.P02 (Lighting Systems Strategy External);
 Design and Access Statement January 2021;
 Air Quality Assessment January 2021;
 Crime Impact Statement Version A : 11th January 2021 ref:2020/0754/CIS/01;
 Environmental Standards Statement ref: HRS - BDP-XX-XX- RP-J-0804 January 2021
 revision 1;
 External Lighting -Planning Statement ref: HRS-BDP-XX-XX-RP-E -0001 rev.P02 dated
 08.01.2021;
 Planning Statement rev. A ref: 784-B118318 dated 11.01.2021 ;
 Statement of Community Involvement January 2021;
 Japanese Knotweed removal proposal ref: 13976;
 Transport Assessment ref: B118318 Issue 1 January 2021;
 Framework Travel Plan ref: B118318 Issue 1 January 2021;
 Acoustic Design Strategy report ref: 3001502(REP)U001 rev.P01 December 2020;
 Preliminary Ecology Assessment rev.01 January 2021;
 Daytime Bat Survey rev.01 - (Preliminary Roost Assessment);
 Arboricultural Assessment rev.01 January 2021
 Flood Risk Assessment and Outline Drainage Strategy rev.P01 January 2021;
 Phase I - Geo-environmental Desk Study ref: Report: 10041634-ARC-XX-XX-RP-ZZ-
 0002-01-P1DS JUNE 2020 Version 01;
 Waste Management Strategy Proforma;
 Ventilation and Extract Planning Statement ref: HRS-BDP-XX-XX-RP-M-5701 rev.01
 04.01.2021;
 Received 11th January 2021
 Phase 2 Intrusive Ground Investigation - Land off Hyde Road Ref: 10041634-ARC-XX-
 XX-RP-ZZ-0005-02-P2GIA dated August 2020 version 02 received 24th February 2021;
 Method Statement 001 rev.02 relating to Construction Management received 2nd March
 2021;
 Plan refs:
 009433 01-XX-DR-L-910001 rev.P02 (Proposed site plan);
 009433 01-XX-DR-L-910002 rev.P03 (Application boundary);
 009433 01-XX-DR-L-910003 rev.P03 (Proposed site area around building);
 009433 01-XX-DR-L-910004 rev.P02 (Fencing and security plan);
 009433 01-XX-DR-L-910005 rev.P01 (Indicative site sections);
 009433 01-XX-DR-L-910006 rev.P02 (Maintenance Strategy and Access);
 009433 01-XX-DR-L-910007 rev.P02 (Pedestrian and Vehicular access)
 009433 01-XX-DR-L-910008 rev.P02 (Tree retention and removal);
 009433 01-XX-DR-L-910009 rev.P02 (Sports and play provision);
 009433 01-XX-DR-L-910011 rev.P02 (Winter sports provision);
 009433 01-XX-DR-L-910012 rev.P02 (Soft landscaping plan) ;
 009433 01-XX-DR-L-910013 rev.P02 (Hard landscaping plan) ;
 009433 01-XX-DR-L-910014 rev.P02 (Parking plan) ;
 received by email dated 26th March 2021
 Email from planning agent clarifying matters in relation to land in the north-west corner
 of the site 16th April 2021;

Plan ref: 009433 01-XX-DR-L-910010 rev.P03 (Summer sports provision) received 16th April 2021;

Email from planning agent clarifying matters in relation to the proposals providing a total of 95 parking spaces, including 79 standard parking spaces, dated 19th April 2021.

Email from planning agent clarifying numbers of electric vehicle charging points and that the photovoltaic array would no longer form part of the proposed development dated 23rd April 2021 .

As amended by plan ref: Building Elevations Sheet 1 009433 01-XX-DR-A-020001 rev.C4 received 28th September 2022.

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 for the City of Manchester.

2) The development shall be undertaken in accordance with Method Statement 001 rev.01 in regard to construction management.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Core Strategy for Manchester.

3) The development shall incorporate the use of Wienerberger Arizona Yellow brick for the main brickwork with the contrast in Timafaya Blue brick and the use of Ash and Lacy drag face grey D802C brick , together with Ash and Lacy cladding system dark grey (RAL 7016) and yellow (RAL 1018) smooth metal cladding in the locations shown on plan ref 01-XX-DR-A-020002 rev.P03 (Elevational Treatment) received 6th January 2022.

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 Core Strategy for Manchester.

4) The hard and soft landscaping treatment scheme for the development shall be implemented in accordance with content of the Landscape Outline specification document Version 04 dated 11 April 2022, and details on the plans referenced below

- Hard landscaping plan ref: 009433 01-XX-DR-L-910013 rev.P02 ;
- Soft Landscaping Plan ref: 01-XX-DR-L-910012 rev.P03 (as updated by Soft Landscaping - Playing Fields West ref: 01-XX-DR-L-910032 rev.P02);
- Soft Landscaping - Site ref: 01-XX-DR-L-910029 rev.P02
- Soft Landscaping - Entrance Plaza ref: 01-XX-DR-L-910030 rev.P02
- Soft Landscaping - Car Park ref: 01-XX-DR-L-910031 rev.P02
- Soft Landscaping - Playing Fields West ref: 01-XX-DR-L-910032 rev.P02
- Soft Landscaping - Playing Fields East ref: 01-XX-DR-L-910033 rev.P02

The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. 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 for Manchester.

5) The car parking facilities shall be implemented in accordance with the letter from the planning agent dated 2nd September 2022 (ref: 784-B118318) , confirming that the car park will be completed and implemented in full, in accordance with the approved plans, in advance of first use of the school. The car parking spaces shall then subsequently be available at all times whilst the building is occupied. The implemented parking spaces shall not be used for any other purpose than the parking of vehicles associated with the use of the building, and the all weather sports pitch.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

6) The cycle storage facilities shall be implemented in accordance with plan refs: CuvaBrella Cycle shelter; CuvaBrella Cycle shelter - 10 Spaces plan ref: BSS-P-21471-90-001 rev.A; CuvaBrella Cycle shelter - 60 Spaces plan ref: BSS-P-21471-90-002 rev.A; Cycle Storage Solutions plan ref: BSS-P-21471-90-003 rev.A , and in the photograph showing stand specification, (Southgrove); and photograph showing stand specification, (Southgrove (2)), in the locations shown on plan ref: 009433 01-XX-DR-L-910004 rev.P04 (Fencing and security plan), 009433 01-XX-DR-L-910007 rev.P02 (Pedestrian and vehicular access) , prior to the development hereby approved being occupied or used . The cycle storage facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the Core Strategy for Manchester.

7) The development shall be implemented in full, in accordance with the Coop Academy Belle Vue Travel Plan Final Issue 1 dated August 2022 at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy for Manchester and the Guide to Development in Manchester SPD (2007).

8) The development shall be implemented highway works shown on plan ref: TfGM UTC Hyde Road / Belle Vue Street drawing ref: A3/3/1091/2. and Belle Vue Academy section 278 works plan ref: 100.21012 - ACE-00-XX-DR-C-02205 rev.P5 received 12th May 2022, prior to the school accommodation being brought into use.

Reason - In the interests of highway safety, pursuant to policy T1 of the Core Strategy for Manchester.

9) Prior to the first occupation of the development hereby approved a management plan for the car parking and drop-off area within the development shall be submitted to and approved in writing by the City Council as local planning authority.

The plan shall include:

- Measures to marshall the use of the staff car park and drop off area;
- Measures to discourage use of drop off areas for longer term car parking;
- Measures to be employed to discourage inappropriate drop off of pupils.

Reason - In the interests of highway safety, pursuant to policy T1 of the Core Strategy for Manchester.

10) The electric charging points shall be implemented in accordance with Parking plan ref: 01-XX-DR-L-910014 rev.P04 ; Electrical Services External Services Combined M&E layout plan ref: 009433-IUL- 00-XX-DR-J- 96001 rev.P01 and Technical Submittal Sheet prepared by Integral ref: 009433-IUL-XX-ZZ-SP-E-TS1 - EV Car Charging Points rev.S2 received 6th January 2022 ,together with the content of the letter from the planning agent dated 6th January 2022 ref: 784-B118318 confirming a further 10% of the remaining parking spaces would be future-proofed to allow for additional electric vehicle charging points to be installed if and when the demand arises, and that low voltage duct routing would be installed within the car park to allow for this, as shown on the supporting Electrical Services plan, prior to the school accommodation being brought into use, and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy for Manchester .

11) The development shall be implemented in accordance with the drainage details in the documents and on plan refs:-

Belle Vue Coop Academy Civils Specification ref: 009433-BDP- XX-XX-SP- C-000001 rev.P01 dated 18th May 2021, prepared by BDP;

received 2nd June 2021;

CCTV survey of proposed point of outfall showing invert levels;

Drainage drawings x2

Calculations showing that the drainage has been designed for 1 in 100 year rainfall event with allowance for 40% climate change and that the building is protected from flooding;

Hydraulic calculations;

Correspondence from United Utilities outlining agreeing the strategy and discharge rate dated 22nd April 2021 and 29th March 2021;

Proposed construction details of flow controls and SuDS features;

Overland flow routes (drwg ref: 009433-BDP-01-ZZ-DR-C-520020);

Received 26th July 2021

Surface water manhole schedule sheet 1 of 2 (drwg ref: 009433-BDP-01-ZZ-DR-C-520030 C02);

Surface water manhole schedule sheet 2 of 2 (drwg ref: 009433-BDP-01-ZZ-DR-C-520031 C02);

Foul water manhole schedule sheet 1 of 1 (drwg ref: 009433-BDP-01-ZZ-DR-C-520032 C02);

Site Wide Drainage Strategy General Arrangement sheet 1 of 3 (dwg ref: 009433-BDP-01-ZZ-DR-C- 520001 C02);

Site Wide Drainage Strategy General Arrangement sheet 2 of 3 (dwg ref: 009433-BDP-01-ZZ-DR-C- 520002 C02) ;

Site Wide Drainage Strategy General Arrangement sheet 3 of 3 (dwg ref: 009433-BDP-01-ZZ-DR-C- 520003 C02);

Section185 Diversion works General Arrangement 1 of 3 (drwg ref: 009433-BDP-01-AA-DR-C-520011);

Section185 Diversion works General Arrangement 2 of 3 (dwg ref: 009433-BDP-01-AA-DR-C-520012);

Typical Drainage Details sheet 1 of 3 (dwg ref: 009433-BDP-01-ZZ-DR-C-520301 rev. C02);
Typical Drainage Details sheet 2 of 3 (dwg ref: 009433-BDP-01-ZZ-DR-C-520302 C02);
Typical Drainage Details sheet 3 of 3 (dwg ref: 009433-BDP-01-ZZ-DR-C-520303 C02);
Construction Build Ups (dwg ref: 009433-BDP-01-XX--DR-C-520303)
Belle Vue Coop Academy STR Specification ref: rev.P01 dated 06-08- 2021, prepared by BDP
received 18th August 2021;

Section 185 Diversion works General Arrangement 3 of 3 (dwg ref: 009433-BDP-01-AA-DR-C-520013) received 19th August 2021;

Content of planning agent email to Flood Risk Management officers date 25th August 2021.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant national policies within the NPPF and NPPG and policies EN08 and EN14 of the Core Strategy for Manchester.

12) 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:

- o Verification report providing photographic evidence of construction as per design drawings;
- o As built construction drawings if different from design construction drawings;
- o 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.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development , pursuant national policies within the NPPF and NPPG and policies EN08 and EN14 of the Core Strategy for Manchester.

13) 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.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy for Manchester and to reflect the guidance in the National Planning Policy Framework.

14) The development hereby approved shall undergo an Uncertified Sustainability Review to demonstrate the achievement of a BREEAM rating of at least 'very good'. A

post construction Sustainability Review document demonstrating achievement of a BREEAM rating of at least 'very good' shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the building hereby approved is first occupied. The Sustainability Review document will provide evidence once the building has been erected that it has been built in accordance with the relevant BREEAM criteria based on the current appropriate BRE manual and has incorporated feasibility measures to minimise the environmental impact and energy use.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

15)) a) The development shall be implemented in accordance with the Ground Investigation dated 30th April 2021 (ref: ref: 18170-HYD-XX-XX-RP-GE-0001) prepared by Hydrock, Ground Investigation dated 7th June 2021 (ref: ref: 18170-HYD-XX-XX-RP-GE-0001) prepared by Hydrock, and remediation strategy and verification plan dated 11th June 2021 (ref: 18170-HYD-XX-XX-RP-GE-0002) prepared by Hydrock, gas calibration certificates and the content of a letter from Hydrock dated 25th August 2021.

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.

Reason - 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, pursuant to policies DM1 and EN18 of the Core Strategy for Manchester.

16) In regard to piling, the development shall be implemented in accordance with the content of the letter from the planning agent dated 6th January 2022 ref: 784-B118318.

Reason - To ensure that the proposed piling activity is protective of controlled waters in line with paragraph 170 of the National Planning Policy Framework, pursuant to policy EN17 and EN18 of the Core Strategy for Manchester .

17) a) Notwithstanding the contents of the Ventilation and Extract Planning Statement, 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.

b) Prior to commencement of the use hereby permitted confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

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.

Reason - In the interests of the amenities of occupiers of nearby properties, in order to comply with policy DM1 of the Core Strategy for Manchester.

18) 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.

b) Prior to occupation of the development 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 nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

19) a) In regard to air quality measures the development shall be implemented in accordance with the content of the letter from the planning agent dated 6th January 2022 ref: 784-B118318 detailing the measures proposed to be incorporated into the design, including :

- A cycle hub with capacity for 120 bicycles to be provided on site as shown on the submitted Parking Plan;
- 10 electric vehicle charging points would be provided initially and additional spaces would be future-proofed to increase the provision should the need arise;
- confirmation that the classrooms along the Hyde Road elevation would utilise non-opening windows with mechanical vents, to provide protection against any fumes and air quality impacts associated with vehicles along Hyde Road for school users;
- Inclusion of low temperature hot water heating systems and energy efficient boilers (Technical Submittal sheet ;ref: 009433-IUL-XX-ZZ-SB-M-TS4 - Gas Fired Boilers S4 and Mechanical Services - Scoping document re: LPHW Heating System)

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.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy for Manchester.

20) The School/ Site shall operate in accordance with the hours of operation as set out in paragraphs 2.1 and 3.1 of the Opening hours - Coop Academy Belle Vue Opening Hours report dated September 22 version 2, and not be open outside the approved hours .

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation when the development is complete, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

21) The outdoor sports facilities (sports pitch /sports field and MUGA's shall not be used outside the following hours:-

08:30 - 21:00 Mondays to Fridays ; 09:00 - 21:00 Saturdays and 10:00 to 20:00 hours on Sundays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation when the development is complete, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

22) The development hereby approved shall be implemented in full accordance with the Waste Management Statement received on 11th January 2021 in the location on plan ref: 009433 01-XX-DR-L-910003 rev.P03 (Proposed site area around building). The approved scheme shall be implemented prior to first occupancy and shall remain operational thereafter.

Reason - To protect the amenity of the occupants of the school once the development hereby approved is occupied, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

23) No deliveries, servicing and collections, including waste collections, shall be carried out before 07:30 a.m. and after 8.00p.m. on Mondays to Saturdays no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Core Strategy for Manchester.

24) Prior to any works to implement the outdoor sport facilities , finalised details of any mitigation measures in respect of noise attenuation to the outdoor sports facilities referred to in the Noise Assessment shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance the approved details.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

25) a) The development shall be implemented in full accordance with the details shown plan refs; - HRS-BDP-EX-00-PL-E-6301 rev.P02 (Lighting Systems Strategy External); and 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
- External Lighting Integral ref: 009433-IUL-XX-ZZ-SP-E-TS12 document date 02.12.2021, including specifications for Spectre WX , Sirocco Park, ACL Industry, Selise Maxi ;
- Electrical Services External Lighting Layout; ref: 009433-IUL-00-XX-DR-E-630001 rev.C01;
- Received 6th September 2022;
- External Lighting Statement by Integral dated 6th December 2022 ;
- External Lighting report ref: C4C23598 dated 10.03.2022;
- External Lighting Plan (including Lux levels) ref: 23598-DRG-EX- 00001 rev.00
- Received 7th December 2022;

Reason - To ensure adequate lighting within the development and to ensure full accessibility within the public realm works, whilst safeguard protected species pursuant to policies EN15, SP1 and policy DM1 of the Core Strategy for Manchester.

26) 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-PL-E-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.

Reason - To safeguard the amenities of the occupiers of nearby properties, and to safeguard protected species pursuant to policies EN15, SP1 and policy DM1 of the Core Strategy for Manchester.

27) The development shall be implemented strictly in accordance with the Excavation process and methodology for working within areas of Japanese Knotweed document ref: QR22 V16 JKC dated 21st April 2021.

Reason - To prevent the spread of Cotoneaster and Japanese Knotweed, which have been found on part of the site in accordance with the Wildlife and Countryside Act 1981. and in accordance with policies EN9 and EN15 of the Core Strategy for Manchester.

28) The development shall be implemented in accordance the letter from Britannia Ecological Solutions, which sets out a series of findings and recommendations following an on site survey in regard to nesting birds which was conducted on 24th May 2021.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Core Strategy for Manchester.

29) The development shall be implemented in accordance with the Method Statement - Trees In Relation to Bats by Britannia Ecological Solutions Ltd.

Reason - To safeguard a European Protected Species (Habitats Regulations 1994) to comply with policy EN15 of the Core Strategy for Manchester.

30) The development shall be implemented in accordance with the Bat Activity Survey by Britannia Ecological Solutions (19 September 2021) ref: BES-2021-503

Reason - To safeguard a European Protected Species (Habitats Regulations 1994) to comply with policy EN15 of the Core Strategy for Manchester.

31) The development shall be implemented in accordance with the biodiversity measures in the Bio-diversity Encouragement Scheme document received 6th September 2022, prior to the occupation of the school and shall be maintained in situ thereafter.

Reason - in the interests of residential development and to encourage bio-diversity pursuant to policies EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

32) Before the occupation of the school hereby approved, full details of the design and locations of bat and bird boxes to form part of the development shall be submitted and agreed with the Local Planning Authority. The permanent bat and bird boxes shall be installed in accordance with the agreed designs.

Reason - To provide a roost for bats a European Protected Species (Habitats Regulations 1994) and bird boxes to comply with policy EN15 of the Core Strategy for Manchester.

33)) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plan refs: BDP854/SCHR/05 - Tree Protection Plan 1 of 2 and BDP854/SCHR/06- Tree Protection Plan 2 of 2 and particulars in the Arboricultural Assessment rev.01 January 2021 ; 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.

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 for Manchester.

34) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

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 for Manchester .

35) The development shall be implemented in accordance with the information detailed on the Access conditions plan ref: 01-XX-DR-L-910022 rev.P01 received 6th January 2022 ,before that the development is first brought into use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of the Unitary Development Plan for the City of Manchester saved policy DC7, and policy DM1 of the Core Strategy for Manchester.

36) The development shall be implemented in accordance with the Fencing and security plan 01-XX-DR-L-910004 rev.P04 ; Sliding Gate Handling Form ; Specification sheet for 5000-21 STD Barrier Specification sheet for 9000 Sliding Gates received 6th January 2022; and Gate Type plan ref. 01-XX-DR-L-910016 Rev P06 received 17th March 2022, together with the content of the email from planning agent dated 17th March , prior to the occupation of the building and shall thereafter be retained.

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 in order to comply with saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

37) The development shall be implemented in accordance with the boundary treatment details on plan ref: Fencing and security plan 01-XX-DR-L-910004 rev.P04 received 6th January 2022;

Featherboard Panel - Flat Top manufacturers specification; HSF Ballcourt manufacturers fencing specification; and 2.4m x 1.8m D/L gate Gate T2 plan ref: HAD 2360 received 17th January 2022;
Email from agent dated 17th March 2022;
Gate Type plan ref: 01-XX-DR-L-910016 Rev P06 received 17th March 2022
Euroguard Regular weldmesh fencing specification received 17th March 2022
Landscaping setting out sheet 1 of 4 01-XX-DR-L-910018 rev. P02; Landscaping setting out sheet 2 of 4 01-XX-DR-L-910019 rev. P02; Landscaping setting out sheet 3 of 4 01-XX-DR-L-910020 rev. P02; Landscaping setting out sheet 4 of 4 01-XX-DR-L-910021 rev. P02 received 6th January 2022;
Landscape Outline Specification 16th March 2021 ref: 009433-SPA-01-XX-SP-L-0001 rev.P01 received 17th January 2022;prior to the occupation of the building and shall thereafter be retained.

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 in order to comply with saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

38) (a) No development of the playing fields shall commence until the following documents have been submitted to and approved in writing by the City Council as Local Planning Authority after consultation with Sport England:

(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 plans and 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 maintenance and 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.

Reason- To ensure that the playing field is prepared to an adequate standard and is fit for purpose, pursuant to policies EN 10, EN11 and EN12 of the Manchester Core Strategy (2012) and paragraph 127 of the NPPF.

39) The development shall be implemented in accordance with the content of the Community Use Agreement received on 7th December 2022. The approved scheme shall be implemented upon the start of use of the development and shall be complied with for the duration of the use of the development.

Reason- To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and pursuant to policies EN 10, EN11 and EN12 of the Manchester Core Strategy (2012) and Section 8 of the NPPF.

40) The development shall be implemented in accordance with the details shown on plan refs:

Technical Submittal Sheet - CCTV System ref: 009433-IUL-XX-ZZ-SP-E-TS20 ;
Level 00 Security Systems Layout 1 of 2 009433-IUL-01-00-DR-E-680001 rev.C03 ; and
Level 00 Security Systems Layout 2 of 2 009433-IUL-01-00-DR-E-680002 rev.C03

Reason - To ensure adequate security within the development and to ensure full accessibility within the public realm works, pursuant to policies SP1 and policy DM1 of the Core Strategy for Manchester.

41) There shall be no use of any external loudspeakers, amplifiers, bells, tannoy or other similar public address systems at the sports pitch in association with events taking place on the pitch.

Reason - In the interests of the amenity of the occupiers of nearby premises, pursuant to policy DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan.

42) At the commencement of the works, the Belle Vue Zoological memorial stone shall be surrounded by protective fencing. Prior to any works to the Hyde Road entrance area

within the site , the Belle Vue Zoological memorial stone shall be removed from its existing location, and retained securely in a safe fenced off location within the site, until the approved landscaping to the Hyde Road frontage has been implemented. The Belle Vue Zoological memorial stone shall be then sited permanently in the location identified on plan ref: 009433 01-XX-DR-L-910003 rev.P03 (Proposed site area around building), within 2 months of the implementation of the approved landscaping scheme.

Reason - To protect the Belle Vue Zoological memorial stone from damaged during construction works, pursuant to polices EN3 and DM1 of the Core Strategy for Manchester.

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

Date: 9 December 2022

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/planning-inspectorate . 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 their 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.