

Our Ref: 784-B118318

Your Ref: PP-11467665

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

02 September 2022

Dear Sue

**SUBJECT: CO-OP BELLE VUE ACADEMY, HYDE ROAD, GORTON, MANCHESTER,
M12 5AL APPLICATION TO DISCHARGE CONDITIONS ON PERMISSION
129076/FO/2021**

On behalf of our client, Sir Robert McAlpine Construction, we have been instructed to submit an application to discharge planning conditions associated with planning permission 129076/FO/2021 at the above site. Permission on the site was granted on 28th April 2021 for 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 treatments following the demolition of existing cinema building”

The conditions associated with this permission which are requested to be discharged as part of this application submission are:

- Condition 5: Landscaping;

Tetra Tech Environment Planning Transport Limited. Registered in England number: 03050297

Tetra Tech Manchester,
Email: Sam.beresford@tetrattech.com

Quay West at MediaCityUK, Manchester M17 1HH, United Kingdom

- Condition 6: Car Park Implementation Strategy;
- Condition 7: Bike Storage;
- Condition 8: Travel Plan;
- Condition 21: School Operating Hours;
- Condition 26: External Lighting;
- Condition 32: Bio-diversity Scheme;
- Condition 40: Community Use Agreement;
- Condition 41: CCTV.

This application is accompanied with supporting documents and information which are identified in detail further in this letter. The fee in the amount of £116 has been paid for via the Planning Portal's online payment system.

Condition 5 – Landscaping

The condition reads as follows;

“Before implementation of the hard and soft landscaping treatment scheme, 009433-01-XX-DR-L-910012 rev. P02 (Soft landscaping plan); and 009433 01-XXDR-L-910013 rev. P02 (hard landscaping plan); finalised detailed of tree and shrub species, together a management and maintenance strategy shall be submitted to and approved in writing by the City Council as local planning authority. 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 in the same place.”

Condition 5 requires the submission of details relating to planting as well as in respect to a management and maintenance plan. Details in respect to management and maintenance are provided within the ‘Landscape Outline Specification’ document provided. This application is accompanied with the following information:

- Soft Landscaping Plan - Dwg no. 01-XX-DR-L-910012 Rev P03;
- Soft Landscaping – Site -Dwg no. 01-XX-DR-L-910029 Rev P02;
- Soft Landscaping – Entrance Plaza - Dwg no. 01-XX-DR-L-910030 Rev P02;
- Soft Landscaping – Playing Fields West - Dwg no. 01-XX-DR-L-910031 Rev P02;
- Soft Landscaping – Car Park - Dwg no. 01-XX-DR-L-910032 Rev P02; and
- Soft Landscaping – Playing Fields East - Dwg no. 01-XX-DR-L-910033 Rev P02;
- Landscape Outline Specification.

Condition 6 – Car Park Implementation Strategy

The condition reads as follows;

“Prior to the first use of the school hereby approved, full details of a car parking implementation strategy, in connection with the phased occupation of the school, shall be submitted to and approved by the City Council as local planning authority. The car parking spaces shall then be implemented in accordance with approved strategy and 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.”

The car park will be completed and implemented in full, in accordance with the approved plans, in advance of first use of the school. Consequently, there is no requirement for a phased completion of the car park. This will be achieved through the removal of the construction compound prior to the first use of the school. The car park will be implemented at the outset in accordance with the originally approved plans. This will provide a car park of 87 standard parking spaces alongside 6 disabled spaces.

Condition 7 – Bike Storage

The condition reads as follows;

“Finalised detailed designed of the proposed cycle storage facilities 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

TETRA TECH

and vehicular access) shall be submitted to and approved in writing by the City Council as the local planning authority, prior to the development hereby being occupied or used. The approved facilities shall then be implemented prior to the occupation of the school and retained and permanently reserved for bicycle parking.”

Condition 7 requires the submission of details relating to cycle storage to be installed on site. This application is accompanied with the following information:

- CuvaBrella Single Sided Specification Sheet;
- Cycle Shelter 10 Spaces -Dwg no. BSS-P-21471-90-001 Rev A;
- Cycle Shelter 60 cycle spaces – Dwg no. BSS-P-21471-90-002 Rev A;
- Cycle Storage Solutions – Site Arrangement – Dwg no.BSS-P-21471-90-003 Rev A;
- Photograph showing stand specification, (Southgrove); and
- Photograph showing stand specification, (Southgrove (2)).

Condition 8 – Travel Plan

The condition reads as follows;

“Within six months of the first use of the development, a revised Travel Plan which is consistent with the Framework Travel Plan shall be submitted as part of the application and which takes into account the information about travel patterns gathered following the opening of the school shall be submitted to and approved in writing by the City Council as local planning authority. This should include the monitoring of the utilisation of cycle spaces with the requirement to review additional storage provision when 90% utilisation is reached. 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.”

Condition 8 requires submission of a comprehensive travel plan within six months of the first use of the development. This application is accompanied with the following documentation:

- Travel Plan - Coop Academy Belle VueTP Final Issue 1

Condition 21 – School Operating Hours

The condition reads as follows;

“Prior to the occupation of the school hereby approved, finalised hours of operation of the school shall be submitted to and approved in writing by the City Council as local planning authority. The school shall not open outside the approved hours.”

Condition 21 requires finalised hours of operation of the school to be submitted. This application is accompanied with the following documentation which provides the necessary information:

- Opening hours - Coop Academy Belle Vue Opening Hours 010922_Update

Condition 26 – External Lighting

The condition reads as follows;

“The development shall be implemented in full accordance with the details shown plans refs; HRS-BDP-EX-00-PL-E-6301 rev P02 (Lighting Systems Strategy External); and External Lighting – Planning System red: HRS-BDP-XX-XX-RP-E – 0001 rev. P02 dated 08.01.2021; and section 5.1.11 in the Preliminary Ecological report in regard to the western and north-western boundary in relation to external lighting. Final specifications of the colouration of lighting fitments including lanterns, cowls, columns, the wall mounted external lighting, and locations shall be submitted to, and approved in writing by, the City Council as the local planning authority. The development shall be implemented in accordance with the approved details.”

Condition 26 requires the submission of details relating to external lighting. This application is accompanied with the following information:

- Electrical Services External Lighting Layout – 009433-IUL-00-XX-DR-E-630001 Rev C01; and
- External Lighting Technical Submittal Sheet.

Condition 32 – Bio-diversity Scheme

The condition reads as follows;

“Before the occupation of the school hereby approved, a scheme to encourage bio-diversity within the application site shall be submitted to and approved in writing by the City Council as local planning authority, including the provision measures to encourage habitats for native bird and bat species. The development shall be implemented in accordance with approved scheme prior to the occupation of the school shall be maintained in situ thereafter.”

Condition 32 requires the development to encourage bio-diversity on site. The application is accompanied by the following documentation;

- Bio-Diversity Encouragement Scheme (Tetra Tech)

Condition 40 – Community Use Agreement

The condition reads as follows;

“Prior to first use of the sports facilities a Community Use Agreement shall be submitted to and approved in writing by the City Council as Local Planning Authority after consultation with Sport England. The Agreement shall apply to the indoor and outdoor sports facilities and shall include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities, a mechanism for review and a programme for implementation. The approval 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.

Condition 40 requires the submission of details relating to Community Use Agreement. This application is accompanied with the following information:

- Community Use Agreement.

Condition 41 - CCTV

The condition reads as follows;

“Prior to the development being occupied or brought into use details of any CCTV to be incorporated within the scheme, including design and location of columns and cameras, within the school’s curtilage, shall be submitted to, and approved in writing by, the City Council as the local planning authority. The development shall be implemented in accordance with the approved details.”

Condition 41 requires the details of CCTV to be submitted. This application is accompanied with the following information:

- Technical Submittal Sheet – CCTV System;
- Level 00 Security Systems Layout 1 of 2 – Dwg no. 009433-IUL-01-00-RD-E-68001 Rev C03;
and
- Level 00 Security Systems Layout 2 of 2 – Dwg no. 009433-IUL-01-00-RD-E-68002 Rev C03.

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 BA (Hons) MSc

Sports/ Town Planner

Tetra Tech Environment Planning Transport Limited