

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

Bell
Manchester Enterprise Academy
Simonsway
Manchester
M22 9RH

Agent (if used)

Grated Apple
The Piggery
2 Wigsey Lane
Warburton
Lymm
WA13 9JL

Part 1 – Particulars of the application/development

Proposal: Erection of a single storey building to form 3 no. classrooms and associated space together with provision of additional car parking

Location: Manchester Enterprise Academy, Simonsway, Manchester, M22 9RH

Date of application: 6 May 2022

Application number: 133541/FO/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 application has been determined in a positive and proactive manner, issues have been discussed with the applicant and a decision has been issued within statutory timescale's.

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:

22002 04 REV P1 PROPOSED FLOOR PLAN & ELEVATIONS
22002 02 REV P2 PROPOSED SITE PLAN

Design and Access Statement prepared by Grated Apple
 30544/1 Drainage Layout Rev D
 30544/2 Control MH S1 Details Rev B
 30544/3 Cellular Attenuation Tank Details Rev B
 30544/4 Typical Drainage Details Rev A
 30544/5 Typical Car Park & Footpath Construction Details
 30455/6 Existing & Proposed Contributing Areas
 30455/7 Exceedance Storm Flood Routing Plan
 30455/8 Academy Overall Drainage Layout
 Operation & Maintenance Plan For Surface Water Drainage System Hub 2, Manchester
 Enterprise Academy prepared by Ironside Farrar Limited May 2022
 Landscape Plan - Proposed 22002 07 Rev P0
 Site Section - 22002 06 Rev P1
 MANCHESTER ENTERPRISE ACADEMY, Wythenshawe REFUSE STATEMENT
 MANCHESTER ENTERPRISE ACADEMY, SIMONSWAY, WYTHENSHAW,
 MANCHESTER, M22 9RH PHASE 1 SITE INVESTIGATION REPORT prepared by
 TerraConsult 6th June 2016 Report No 2859/01-1
 MANCHESTER ENTERPRISE ACADEMY, SIMONSWAY, WYTHENSHAW,
 MANCHESTER, M22 9RH PHASE 2 SITE INVESTIGATION REPORT prepared by
 TerraConsult 25th July 2016 Report No 2859/02-1
 Phase 2 Site Investigation Manchester Enterprise Academy, Prospere Learning Trust
 prepared by ROC 27 June 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.

3) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the 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 agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

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.

4) The drainage system to be installed at the development shall be carried out and maintained in accordance with the approved drainage plans and details as set out within condition 2 of this approval.

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.

5) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing ref 'Landscape Plan - Proposed 22002 07 Rev P0' shall be implemented not later than 12 months from the date of commencement of works. 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.

6) The boundary treatments, including the timber boundary fence to the edge of the car parking area, as shown on drawing reference 'Landscape Plan - Proposed 22002 07 P0' shall be installed prior to the first use of the car park and shall be retained and maintained thereafter whilst the development is in use.

Reason - In the interests of residential amenity pursuant to policy DM1 of the Core Strategy and saved UDP policy DC26.1.

7) The materials to be used in the construction of the external elevations of the hereby building shall be carried out in accordance with the details contained within the submitted documents and approved drawings.

Reason - In the interests of the visual amenity of the area pursuant to policy DM1 of the Core Strategy.

8) The development hereby approved shall not be occupied until details of the measures to be incorporated into the development to allow for the provision of electric vehicle charging points have been submitted to and approved by the City Council as Local Planning Authority. The approved scheme shall be implemented as part of the development.

Reason - To promote sustainable development and in the interests of residential amenity, pursuant to Policies DM1 and EN16 in the Manchester Core Strategy (2012).

9) The car parking hereby approved shall not be used until a schedule of hours and days of its use has been submitted to and agreed in writing by the City Council as local planning authority. The car park shall be subsequently operated in accordance with the agreed details thereafter.

Reason - In the interests of residential amenity pursuant to policy DM1 of the Core Strategy and saved UDP policy DC26.1.

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

MCC records highlight that the underground Woodhouse Park Brook is located within close proximity to the site (approximately 80 m to the south of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Date: 30 June 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 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.