

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144035/FO/2025
Date registered valid: 23 September 2025
Proposal: Erection of single-storey hall
Address: Co-op Academy Belle Vue, 450 Hyde Road, Manchester, M12 4BA
Ward(s): Longsight Ward

Applicant: Co-op Academy Trust
Agent (if any): Mr Allan Nuttall, AHR
Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 3 March 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 5 November 2025

Standard consultations:

Printed: 9 October 2025 Expired: 30 October 2025

Neighbour notifications

Printed: 9 October 2025 Expired: 30 October 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

This application relates to a recently constructed part three, part two storey flat roofed school building, set within playing fields, open space and car parking. The school is visible from Hyde Road (north) and Kirkmanshulme Lane (south). A mix of residential uses are located the north of the site. Commercial uses are also located to the west of the site. Housing is located to the west and south – east of the site. The National Speedways Stadium is located to the south-west.



Fig.1 Views of Co-op Academy from Hyde Road and Kirkmanshulme Lane.



Fig. 2 – Views of the application site and adjacent demarcated playing pitch

Description of development

The development would involve the erection of an ancillary school building that would be sited on an area of grassed open space positioned to the north-west of the existing school building. The existing tree planting to the north and west of the site would screen views of the proposed building from neighbouring houses.

The proposed building would comprise of a single storey. It would incorporate a low rise pitched roof with apex height of 3.96 metres. It would have a width of 10 metres and length of 20 metres. The proposed elevations would comprise brickwork to match the main building. Detailing to the external elevations would be secured through the formation of a soldier courses above the proposed door and window openings. The soldier coursing would be formed in matching brickwork.

The main entrance would be located centrally within the eastern elevation of the proposed building. It would incorporate double doors with adjacent side windows. A separate window would also be included. Brickwork would be punctuated by windows to the western and southern elevations. A single, secondary doorway would be incorporated into the incorporated into the northern elevation. Footpaths, incorporating permeable surfacing, would be extended to the north and east of the proposed building to facilitate access and egress. Internally, the building would incorporate an open space with small plant room. The building would be used as ancillary space, including a venue used by students for academic examinations.

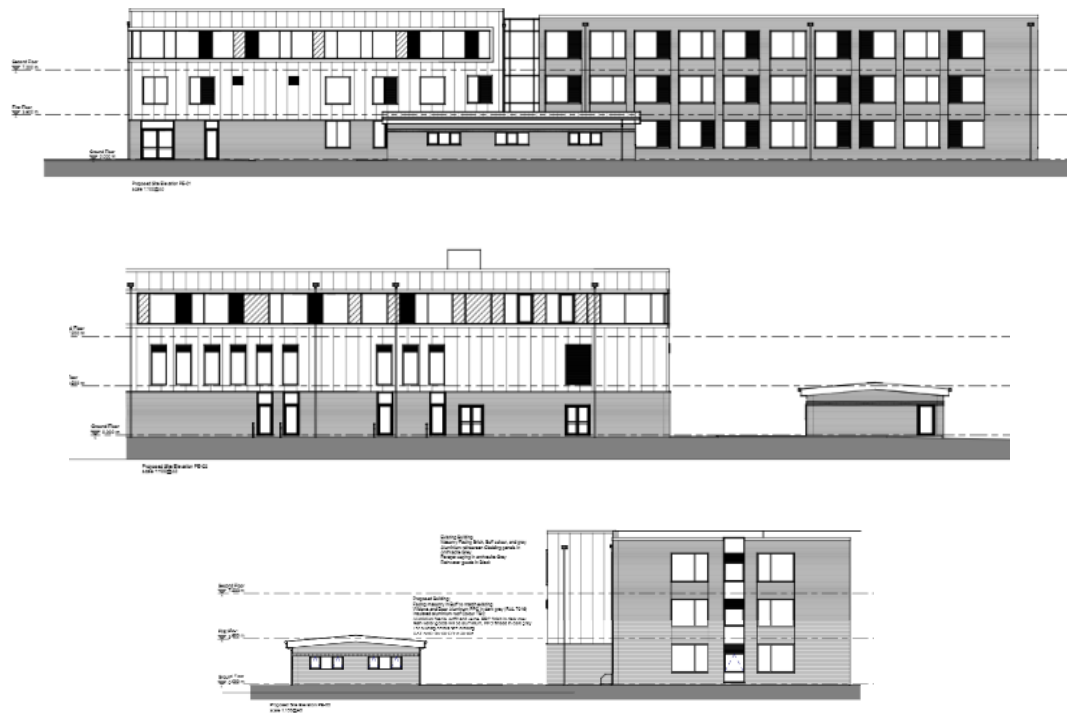


Fig.3 – Proposed elevations



Fig.4 – Siting of the proposed building.

Site history

The site has an extensive site history. The following permissions relate to the current use of the site as a school.

- i. 144932/P14J/2026 – Approved – 27.02.2026
Co-op Academy Belle Vue, 450 Hyde Road, Manchester, M12 4BA.
Prior approval for the installation of 302no. solar PVs.
- ii. 135089/NMC/2022 - Approved - 24.10.2022
Site of Former Showcase Cinemas, Hyde Road, Manchester, M12 5AL.
Non material amendment to planning permission 129076/VO/2021 to enable elevational alterations,
- iii. 135066/JO/2022 - Approved - 09.12.2022
Former Showcase Cinema, Hyde Road, Manchester, M12 5AL.
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

iv. 129076/VO/2021 - Approved - 28.04.2021

Former Showcase Cinema, Hyde Road, Manchester, M12 5AL.

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

Consultations & Notification Responses

Local residents and businesses – No comments

Highway Services – The development is not objected to and conditions relating to highway issues have been requested.

- i. Highways have no concerns that this development will affect the operation of the local highway.
- ii. The site is well accessed by sustainable modes of transport.
- iii. No off-site highway works are proposed.
- iv. EV charging is not required in relation to the proposed development.
- v. Waste and recycling would be incorporated into the existing arrangement.
- vi. The new hall is an additional space for existing users of the site and will not impact upon car parking.
- vii. A construction management plan is not required as the development is relatively minor in construction terms and is not expected to have an impact on the adopted highways. Access and egress by construction vehicles would be contained within the site.

Environmental Health – The following comments have been received:

- i. A construction management plan condition has been requested.
- ii. A condition is requested to management opening and servicing hours.
- iii. If any external plant and equipment is required it should be related to an acoustic attenuation condition.
- iv. Contaminated land – A comprehensive land contamination condition has been requested. However, Part A of the condition can be addressed through confirmation that the development would be related to the Preliminary Risk Assessment, Site Investigation Report and Remediation Strategy approved under 135066/JO/2022. The submitted details should confirm that the proposed hall would be subject to the same remedial measures, where relevant, as agreed in relation to other building / structures on the school site. This includes CS2 gas protection measures and barrier pipework for the water supply. It is understood that no new soft landscaped areas are proposed but, if so, these areas should be subject to the same standard of clean cover system as required under 135066/JO/2022. A watching brief during earthworks would also be required, as the previous investigation identified "low-level" asbestos in made ground at the site.

Flood Risk Management Team – An additional drainage condition is not required. The proposed development is located within Flood Zone 1. Furthermore, the development does not indicate any lowering of existing ground level or the creation of new basements. The applicant proposes to utilise the existing surface water drainage system, it is recommended that a full survey of the existing drainage infrastructure is undertaken. Any identified remedial works should be completed, and an ongoing maintenance scheme should be established to ensure that the existing drainage system is fit for purpose for the lifetime of the development.

Greater Manchester Police Design for Security – No objection but it is recommended that existing security measures are extended to cover the proposed building.

Environment Agency – No comments received.

United Utilities Water PLC – Have requested a SUDs condition. However, consideration has been given to the drainage arrangements incorporated into the development of the school site. The limited magnitude of the development has also been assessed alongside the advice of FRMT. On balance, the provision of a specific SUDs scheme relating to the development would appear to be an onerous requirement and has not been included in this case.

Greater Manchester Ecology Unit (GMEU) – The site boundary within the location plan appears to have been updated to include additional land, comprising further modified grassland and broadleaved woodland. If the development is related to the updated red line boundary, there are no concerns regarding:

- i. The stated baseline value of the site or
- ii. The proposed woodland enhancement to achieve a 10% net gain.

A final version of the BNG metric showing a 10% net gain should be provided by condition.

It has therefore been suitably demonstrated that the Biodiversity Gain Condition could be discharged if permission were to be granted. Delivery of these measures would need to be secured by condition.

In addition, a Habitat Monitoring and Management Plan (HMMP) detailing management prescriptions for a 30-year period needs to be secured as part of the planning process, as the on-site enhancements are considered significant. Based on the small number of units delivered on-site, GMEU are satisfied that this could be secured via condition.

The applicant is protected species can be found unexpectedly places, and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. The developer is advised that ecological advice should be sought they find or suspect that the proposals will impact on protected species.

Manchester Active - The following comments have been received:

- i. The proposed building will be located on part of the playing field. However, it will not affect any existing pitches or the ability to mark out pitches in the future. For that reason, Manchester Active does not object to the proposal.
- ii. It is noted the academy has an existing community use agreement in place. The school is situated in an area of high physical inactivity and access to this space. When not being used for examinations would help address physical inactivity especially amongst older people and people with long term health issues. Access to this building would be in accordance with the 'Making Manchester Fairer' strategy to tackle health inequalities, and the Sport and Physical Activity Strategy. If the applicant is agreeable, Manchester Active would like to engage with the school to extend the community use agreement to include the new building. This process be undertaken outside of the planning process.

Issues

National Planning Policy Framework Plan-making and national decision-making policies

December 2025 - The above draft document is the subject of public consultation, which expires on 10 March 2026. Notwithstanding the above, this emerging guidance is material to consideration of the proposed development.

The Framework re-affirms that the planning system has the following objectives (paragraph 16):

- a. An economic objective
- b. A social objective –health, social and cultural well-being; and
- c. An environmental objective.

Paragraph 17 states these objectives are not criteria against which every development proposal can or should be judged. Development plans and decisions should play an active role in guiding development towards sustainable solutions, but in doing so, should take local circumstances into account, to reflect the character, needs and opportunities of each area.

As well as setting out the procedural policies relating to plan making (including strategic planning and new local plans) and decision making, the draft NPPF sets out objectives, policies for plan making and policies for decision making across key policy areas in a clearer and more rules-based way.

The following draft chapters are relevant to the proposed development:

Chapter 12: Making effective use of land

Chapter 14: Achieving well-designed places

Chapter 16: Promoting healthy communities

Chapter 19: Conserving and enhancing the natural environment

The following chapters of the NPPF, adopted December 2024, are also relevant:

- i. Chapter 8: Promoting healthy and safe communities – The development would be positively related to the provision of enhanced educational facilities that benefit the local community and its sustainability (paragraph 98).
- ii. Chapter 11: Making effective use of land - The development would utilise space within the site without affecting the provision of play or car parking areas. The development response to paragraph 124, which requires the efficient use of land.
- iii. Chapter 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 131). It also states, in paragraph 135, that planning decisions should ensure that developments:
 - Will function well and add to the overall quality of the area over the lifetime of the development;
 - Are visually attractive as a result of good architecture, layout and landscaping;
 - Are sympathetic to local character and history;
 - Establish or maintain a strong sense of place;
 - Create places that are safe, inclusive and accessible and health and well-being. These spaces should ensure that crime and disorder, and the fear of crime, does not undermine the quality of life or community cohesion and resilience

The development would be related to an enclosed and secure site. An informative has been included to ensure that the incorporated security measures meet ‘Secured by Design’ criteria. The development would be visible from the street thereby benefitting from natural surveillance. The development would thereby be appropriately related to chapter 12.

- iv. Chapter 15: Conserving and enhancing the natural environment – States (in paragraph 192) that planning decisions should:

- i. Protect and enhance biodiversity;
- ii. Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and
- iii. Identify and pursue opportunities for securing measurable net gains for biodiversity.

The development would secure compliance with these objectives by secure BNG enhancements.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. In considering this application the following aspects of the PPG have been appropriately responded to:

- i. Consultation and pre-decision matters;
- ii. Design: process and tools;
- iii. Health and well-being.

Places for Everyone (PfE) is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth and took effect and became part of the statutory development plan on 21 March 2024. The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan specifically:

- i. Sets out how the nine boroughs should develop up until 2039;
- ii. Identifies the amount of new development that will come forward across the nine districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
- iii. Supports the delivery of key infrastructure, such as transport and utilities;
- iv. Protects the important environmental assets across the city region allocates sites for employment and housing outside of the existing urban area;
- v. Defines a new Green Belt boundary for Greater Manchester.

Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity – States that through local planning and associated activities a net enhancement of biodiversity resources will be sought, including, amongst other things:

- Increasing the quality, quantity, extent and diversity of habitats, particularly priority habitats identified in national or local biodiversity action plans and those that support priority species;
- Improving connections between habitats, to protect and enhance the provision of corridors and ecological networks to enable the movement of species;
- Enhancing the management of existing habitats;
- Protecting sites designated for their nature conservation and/or geological importance;
- Facilitating greater access to nature, particularly within urban areas;

Development proposals should be informed by the findings and recommendations of the appropriate biodiversity/ecological assessment(s) in the PfE evidence base and/or any updated or appropriate biodiversity/ecological assessments submitted as part of the planning application process.

The development would accord with these objectives through the submission of a BNG Metric and supporting documents. The attached conditions provide the capability of delivering to the

10% bio-diversity net gain related to the parameters of the application site. A related maintenance condition has been attached. The requirements for the delivery of a statutory bio-diversity net gain plan have been set out as an informative. The development has the capacity to accord with policy JP-G8.

Policy JP-P5: Education, Skills and Knowledge – States that significant enhancements to education, skills and knowledge should be delivered through the delivery of new and improved accessible school facilities. The development would respond positively to these objectives.

Policy JP-P6 - Health - States that development should maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development. It is considered that the development would result in the formation of a proportionate addition to the existing house. An appropriate relationship to the surrounding context would thereby be maintained. The development would not cause apparent harm to residential amenity. Policy JP-P6 would thereby be accorded with.

Policy JP-S1 - Sustainable development - States that, to address climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. The development would improve the quality of the accommodation and encourage the sustained occupation of the property. Policy JP-S1 would thereby be accorded with.

Policy JP-S4 - Flood risk and the water environment - States that in locating and designing development to minimise the impacts of current and future flood risk. The site is in Flood Zone 1 and it is not considered that the development would unduly impact on exiting drainage. Policy JP-S4 would thereby be accorded with.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

Policy SP 1 specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The development would achieve a satisfactory design that would be appropriately related to the adjoining building and its function. It would involve the efficient use of land and improve the quality of educational facilities. Policy SP1 would thereby be accorded with.

Policy DM1 - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas in terms of the design, scale and appearance;
- c. Effects on amenity, road safety and traffic generation;
- d. Accessibility of buildings and delivery of sustainable transport modes;
- e. Community safety and crime prevention;
- f. Design for health;
- g. Adequacy of internal accommodation and external amenity space;
- h. Refuse storage and collection.

The siting of the development would be satisfactorily related to the host building and its relationship to the streetscene. The development would achieve a suitable distance to neighbouring residential uses and existing levels amenity would not be unduly affected. The incorporation of security measures would manage the risk of crime. The internal space has been designed to secure inclusive access and egress and manoeuvring space. The existing waste management arrangements would be maintained. Policy SP1 would thereby be accorded with.

Policy EN 14 (Flood Risk) - States that in line with the risk-based sequential approach, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding. The site in Flood Zone 1 and the site benefits from a comprehensive drainage scheme associated with the development of the wider school site. It is not considered that the development would unduly affect existing drainage arrangements or increase the risk of flooding.

Policy EN 15 (Biodiversity and Geological Conservation) – States that the Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. It also states that developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate. The development would be appropriately related to these objectives through the submitted details relating to the delivery of a 10% BNG uplift as part of the development. Policy EN15 would thereby be accorded with.

Policy EN19 - Relates to waste management and requires that consideration is given to the management of waste and recycling collection and storage. In this case, the development can be incorporated into the existing arrangements. Policy EN19 would thereby continue to be positively responded to.

Policy T1 - Relates to the delivery of sustainable, high quality, integrated transport system. It states which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport.

It is understood that the development would accommodate existing pupils. As there would not be an increase in pupil numbers and no apparent increase in teaching staff. The existing arrangements for car parking and travel planning would apply thereby positively responding to policy T1.

Unitary Development Plan for the City of Manchester saved policies - The following policies are relevant to the consideration of this application:

Policy DC26 (Development and Noise) - States the following:

Policy DC26.1 - The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

In this case, the Environmental Health Officer has not requested a noise insulation condition relating to the proposed building. The requested condition relating to noise attenuation of external equipment has not been included as such equipment is not proposed. The noise generated by the proposed use would be subsumed by the existing school operation. The nearest housing is located to the west and separated by retained open space and screened by trees. It is not considered that the development would cause additional undue noise disturbance. Policy DC26 would be appropriately responded to.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning engaged with the applicant. In this case, officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. These discussions have, through the submitted details, ensured that the development would secure appropriate site drainage and arrangement for biodiversity net gain. The development has been assessed in the basis of the submitted and supplementary details and is considered to be acceptable.

Principle of the development – The siting of the proposed building is located on an area of open space. It would be sited adjacent to but would not encroach on to the demarcated playing pitch. The development would thereby maintain existing and extensive play and playing pitch provision within the school site.

Community Access to the proposed building – The comments of Manchester Active have been forwarded to the applicant. Any resulting community access will be addressed outside the planning process.

Scale and massing – The development would be limited to a single storey, and its impact would be reduced by its siting and the screening afforded by trees to the adjacent boundaries. The impact of the development would maintain views across its low rise roof thereby allowing some of the characteristics of the landscaped setting to be retained.

Siting – The proposed building would be positioned c. 12 metres from the eastern boundary from the nearest housing on Bracewell Close. Given the arrangement of the proposed windows, it is not considered that the position of the proposed building would unduly reduce residential amenity. Maintenance of c. 19 metres between the rear wall of neighbouring houses and the western elevation of the main building would maintain a sense of openness to the setting of the proposal. The arrangement of proposed footpaths would also allow for the retention of some grassed areas.

Impact on sports pitches - The siting of the proposed building would not affect the use of the adjacent playing pitch. Existing provision would not be affected by the proposed development.

Residential amenity – Proposed windows in the western elevation would face toward open space and tree planting within the site and would not affect the privacy of residents of house to the west of the site. Any noise and activity associated with the use of the building would be incorporated into the characteristic noise environment of the school and would not significantly affect residential amenity.

Design – The development would have a simple elevational form reflecting the function of its use. The composition of the building would not adversely affect the setting of the main school building or its contextual relationship to neighbouring housing. The proposed window openings would secure appropriate articulation to the proposed building.

Regarding materials, the submission indicates that proposed brickwork would match the existing building. However, it is noted that the existing building incorporates more than one brick type. The colour treatment of the proposed roof has not been confirmed. A condition is recommended to ensure that appropriate materials are approved.

Bio-diversity Net Gain (BNG) - The site boundary within the location plan appears to have been updated to include additional land, comprising further modified grassland and broadleaved woodland. This amendment has ensured that within the application site:

- i. The stated baseline value of the site has been accurately defined and
- ii. The proposed woodland enhancement can deliver 10% net gain.

It has therefore been suitably demonstrated that the biodiversity net gain plan requirements could be discharged if permission were to be granted. An informative has been included detailing the requirements for the statutory submission of the biodiversity net gain plan.

In addition, a Habitat Monitoring and Management Plan (HMMP) detailing management prescriptions for a 30-year period needs would be secured as part of the planning process, as the on-site enhancements are considered significant. Based on the small number of units delivered on-site, this could be secured via condition.

The requested further biodiversity net gain condition is a national requirement and is linked to the development through an informative.

The applicant is protected species can be found unexpectedly places, and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. The developer is advised that ecological advice should be sought they find or suspect that the proposals will impact on protected species.

Security and crime reduction – The development of the school site implemented with extensive security arrangements. An informative has been included recommending that the development incorporates security measures that meet secured by design standards.

Construction management – The wider site is supported with car parking and servicing areas that could be utilised during the implementation of the development. The magnitude of the development is relatively small and would involve construction vehicle movement over a limited period. As the implementation of the development can be contained and implemented within the wider site, the inclusion of a construction management condition would not be necessary.

Land conditions – The comprehensive land condition requested by Environmental Health has been included. The details of information required in support of the discharge of this condition have been included as an informative.

Opening hours – The proposed building has been conditioned to allow its operation in conjunction with the existing school opening hours (as approved under discharge of the condition request CDN/22/0632)

Term time

School use – Monday to Friday: 0830 to 1700, Saturday and Sunday;

Community Use - Monday to Friday: 1700 to 2100, Saturday, 0900 to 1800 and Sunday and Bank Holidays 1000 to 1600.

School holidays

Community Use - Monday to Friday: 0900 to 2100, Saturday, 0900 to 1800 and Sunday and Bank Holidays 1000 to 1600.

Servicing - the building would be incorporated into the existing operational requirements of the school.

External plant and equipment – The provision of such equipment is not proposed as part of the development and the condition requested by Environmental Health has not been included.

Waste and recycling management – Would be accommodated within the existing arrangements.

Site drainage – Notwithstanding the comments of UU, the development site benefits from the drainage arrangements delivered through the implementation of the wider school development. FRMT are also satisfied that, due to the magnitude of the development, there would be a limited impact on site drainage. A specific drainage condition has not been included. The development would be supported with permeable surfacing to new footpaths, further improving site drainage.

Conclusion – The development would enhance the on-going operation of the school and the delivery of educational opportunities. The proposed design would be satisfactory and appropriately related to its context. The development would thereby be acceptable.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including

Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. These discussions have, through the submitted details, ensured that the development would secure appropriate site drainage and arrangement for bio-diversity net gain. The development has been assessed in the basis of the submitted and supplementary details and is considered to be acceptable.

Condition(s) to be attached to decision for approval

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 received by the Council as local planning authority on 23 September 2025 and 8 January 2026:

Proposed Plan, Roof Plan and Elevations Ref: CAT-AHR-BV-00-DR-A-20-001

Proposed Site Elevations Ref: CAT-AHR-BV-00-DR-A-20-002

Block Plan showing location of works Ref: CAT-AHR-BV-00-DR-A-98-002.

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.

3) No above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) The development shall be implemented in accordance with document referenced: Coop Academy Belle Vue Stand Alone Building Design and Access Statement September 2025 Ref: 2025.00253.002, including the provision of a level threshold to the main entrance to the building hereby approved (as detailed on page of the specified document). The development shall be

implemented in accordance with the approved details before occupation of the approved building and maintained in situ thereafter.

Reason - In order to ensure a satisfactory and inclusive access pursuant to policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

5) The building hereby approved shall not be open outside the following hours:

Term time

School use – Monday to Friday: 0830 to 1700, Saturday and Sunday;

Community Use - Monday to Friday: 1700 to 2100, Saturday, 0900 to 1800 and Sunday and Bank Holidays 1000 to 1600.

School holidays

Community Use - Monday to Friday: 0900 to 2100, Saturday, 0900 to 1800 and Sunday and Bank Holidays 1000 to 1600.

Reason - In interests of residential amenity and to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

6) The development shall be implemented in accordance with bio-diversity net gain documents referenced: Bio-diversity gain plan dated 5 January 2026, BNG Pre-development Plan Baseline Map and Small sites metric (The Statutory Biodiversity Metric dated 3 July 2025) Ref: SSM6ACV4 received by the City Council as local planning authority on 19 December 2025 and 8 January 2026.

Reason – In the interests of biodiversity net gain being achieved on site pursuant to Policy EN15 of the Manchester Core Strategy, Policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

7) Prior to the first use of the development hereby approved, a 30 year Habitat Management and Monitoring Plan of the on-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Reason – In the interests of biodiversity net gain being achieved on site pursuant to Policy EN15 of the Manchester Core Strategy, Policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

8a) Prior to commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the Local Planning Authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures

(the Site Investigation Proposal) has been submitted to and approved in writing by the Local Planning Authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/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 for the City of Manchester.

9) 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 after development commences, 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 is submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with these details, together with any previously approved 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 the City of Manchester.

Informative

1) Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) Drainage - The utilisation of the existing surface water drainage system is proposed. It is recommended that a full survey of the existing drainage infrastructure is undertaken. Any identified remedial works should be completed, and an ongoing maintenance scheme should be established to ensure that the existing drainage system is fit for purpose for the lifetime of the development.

3) The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than the day after planning permission has been granted. The use of the Biodiversity Gain Plan template is strongly encouraged to bring together the required information into one document for approval.

The following content of a Biodiversity Gain Plan is required for development:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat;
- any registered off-site biodiversity gain allocated to the development and the biodiversity; and
- any biodiversity credits purchased for the development.

In addition, the following is required:

- name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- a description of the development and planning permission reference number (to which the plan relates);
- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;
- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;
- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- if habitat degradation has taken place:

a statement to this effect,

the date immediately before the degradation activity,

the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and

any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many of these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 (as amended), which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

4) Protected species can be found unexpectedly places, and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. The developer is advised that ecological advice should be sought they find or suspect that the proposals will impact on protected species.

5) Security and crime reduction – It is recommended that all new locks, fixtures, fittings and glazing meets Secured by Design standards. It is also recommended that the coverage of the existing lighting and any CCTV coverage is reviewed to ensure the security of the proposed development.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Environment Agency
United Utilities Water PLC
Greater Manchester Ecology Unit
MCR Active

11 Bracewell Close, Manchester, M12 5WQ
16 Bracewell Close, Manchester, M12 5WQ
15 Bracewell Close, Manchester, M12 5WQ
14 Bracewell Close, Manchester, M12 5WQ
10 Bracewell Close, Manchester, M12 5WQ
Gala Bingo, Kirkmanshulme Lane, Manchester, M18 7BA
64 Ellen Wilkinson Crescent, Manchester, M12 4JU
Former Indulge Suite, Hyde Road, Manchester, M12 5AL
3 Bracewell Close, Manchester, M12 5WQ
19 Bracewell Close, Manchester, M12 5WQ
14 Ellen Wilkinson Crescent, Manchester, M12 4JU
12 Bracewell Close, Manchester, M12 5WQ
1 Bracewell Close, Manchester, M12 5WQ
70 Ellen Wilkinson Crescent, Manchester, M12 4JU
39 Ellen Wilkinson Crescent, Manchester, M12 4JU
33 Ellen Wilkinson Crescent, Manchester, M12 4JU
29 Ellen Wilkinson Crescent, Manchester, M12 4JU
8 Bracewell Close, Manchester, M12 5WQ
6 Bracewell Close, Manchester, M12 5WQ
5 Bracewell Close, Manchester, M12 5WQ
4 Bracewell Close, Manchester, M12 5WQ
18 Ellen Wilkinson Crescent, Manchester, M12 4JU
16 Ellen Wilkinson Crescent, Manchester, M12 4JU
56 Ellen Wilkinson Crescent, Manchester, M12 4JU

76 Ellen Wilkinson Crescent, Manchester, M12 4JU
43 Ellen Wilkinson Crescent, Manchester, M12 4JU
41 Ellen Wilkinson Crescent, Manchester, M12 4JU
37 Ellen Wilkinson Crescent, Manchester, M12 4JU
35 Ellen Wilkinson Crescent, Manchester, M12 4JU
31 Ellen Wilkinson Crescent, Manchester, M12 4JU
74 Ellen Wilkinson Crescent, Manchester, M12 4JU
12 Ellen Wilkinson Crescent, Manchester, M12 4JU
17 Bracewell Close, Manchester, M12 5WQ
13 Bracewell Close, Manchester, M12 5WQ
4 Ellen Wilkinson Crescent, Manchester, M12 4JU
2 Ellen Wilkinson Crescent, Manchester, M12 4JU
10 Ellen Wilkinson Crescent, Manchester, M12 4JU
9 Bracewell Close, Manchester, M12 5WQ
7 Bracewell Close, Manchester, M12 5WQ
21 Bracewell Close, Manchester, M12 5WQ
2 Bracewell Close, Manchester, M12 5WQ
18 Bracewell Close, Manchester, M12 5WQ
20 Ellen Wilkinson Crescent, Manchester, M12 4JU
72 Ellen Wilkinson Crescent, Manchester, M12 4JU
8 Ellen Wilkinson Crescent, Manchester, M12 4JU
6 Ellen Wilkinson Crescent, Manchester, M12 4JU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA