MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143913/FO/2025
Date registered valid:	5 September 2025
Proposal:	Erection of a single storey extension to the existing Key Stage 2 block
Address:	Sacred Heart RC Primary School, Knutsford Road, Manchester, M18 7NJ
Ward(s):	Gorton & Abbey Hey Ward
Applicant:	The Board of Governors, Sacred Heart RC Primary School
Agent (if any):	Mr Mark Bridge, Lancaster Maloney Martin Limited
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	12 November 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 20 October 2025

Standard consultations:
Printed: 17 September 2025 Expired: 8 October 2025

Neighbour notifications
Printed: 17 September 2025 Expired: 8 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 the site of an existing primary school. The application site is located at the junction of Knutsford Road and Glendale Road. A railway line is situated to the west of the site. A public footpath, situated adjacent to the north-western site boundary, separates the school grounds from its playing fields. A nursery and Sacred Heart and Sacred Heart RC Church and presbytery of positioned to the south-east of the application site. The area to the east and north of the site, beyond the playing fields, is predominantly residential. Separate pedestrian and vehicular access gates are located along the Knutsford Road boundary. The proposed development would adjoin a two storey classroom building the has been constructed in buff brick with a pitched concrete roof constructed in grey brick and set between gable elevations (approved under planning permission ref: 108914/FO/2015/N2). The two storey building provides ancillary accommodation to the main school building. The proposed extension would be sited on a hard surfaced area adjacent to the northern elevation of the existing building.



Fig.1 – Views of the application site

Description of development

The proposed extension would extend from the side (northern) wall of the two storey teaching building. The proposed extension would align with the front and rear elevations of the two storey building and would have an 8 metre northerly projection. It would have a flat roof with a height of 3.2 metres and composed in matching buff brickwork. Double door and two windows would be located in the front (east) elevation. To the rear (west) a pair of windows and a single leaf door would be formed. Ground levels would be raised to secure level thresholds would be formed. The side (north) elevation would be formed on blank brickwork.





Fig.2 – Proposed elevations

Internally, a corridor would be formed linking the extension to the main building. A room for small group work would be formed alongside a larger classroom with capacity for sub-division with a folding partition. A store room and WC would also be provided.

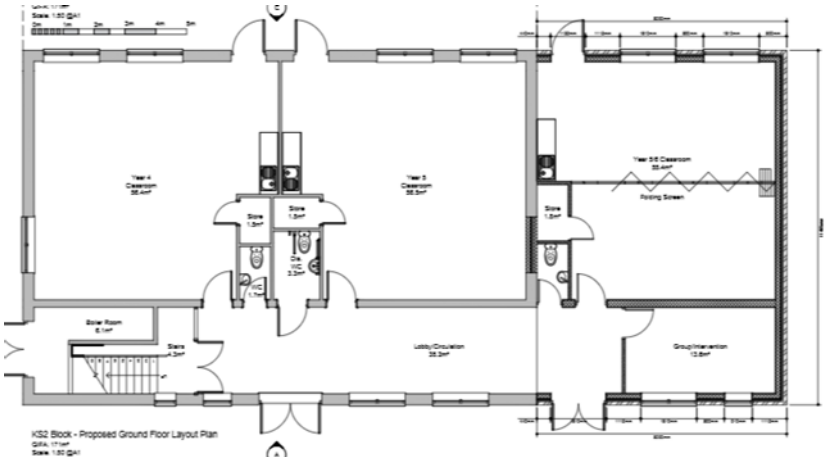


Fig. 3 – Proposed internal layout

Site history

i. 138984/FO/2024: Approved - 07.03.2024
Sacred Heart RC Primary School, Knutsford Road, Manchester, M18 7NJ.
Erection of two storey extension to form additional teaching space

ii. 111533/NMC/2016/N2: Approved - 21.03.2016
Sacred Heart RC Primary School, Knutsford Road, Gorton, Manchester, M18 7NJ.
Non material amendment to planning permission 108914/FO/2015/N2 to allow repositioning of 2 no. external classroom doors from gable walls to rear elevation

iii. 108914/FO/2015/N2: Approved - 27.08.2015
Sacred Heart RC Primary School , Knutsford Road, Gorton, Manchester, M18 7NJ
Erection of detached 2 storey classroom building to form additional learning accommodation

iv. 094178/FO/2010/N2: Approved - 19.10.2010
Sacred Heart Roman Catholic Junior School, Knutsford Road, Gorton, Manchester, M18 7AL,
Elevational alterations to allow internal remodelling

v. 105466/VO/2014/N2: Approved - 16.06.2014
Sacred Heart RC Primary School , Knutsford Road, Gorton, Manchester, M18 7NJ
CITY COUNCIL DEVELOPMENT Proposed single storey unit to form temporary classroom

vi. 084960/FO/2007/N2: Approved - 10.01.2008
Sacred Heart RC Primary School, Knutsford Road, Gorton.

Erection of single storey infill extension in courtyard to form additional teaching accommodation

vii. 084530/FO/2007/N2: Approved - 21.11.2007
Sacred Heart RC Primary School, Knutsford Road, Gorton, Manchester, M18 7AL
Erection of 3m high security fencing to school perimeter.

viii. 080865/FO/2006/N2: Approved - 18.12.2006
Sacred Heart Roman Catholic Junior School, Knutsford Road, Gorton, Manchester, M18 7AL.
Erection of single storey extension to existing school building to form nursery accommodation

ix. 066402/FO/NORTH2/02: Approved - 03.12.2002
Sacred Heart RC School, Knutsford Road, Gorton.
Erection of 2.4m high steel railing to school boundary to replace existing

x. 044908/FO/CENTL3/94: Approved - 24.02.1994
Sacred Hearts R.C. Infants, School, Glencastle Road, Gorton.
Re-building of fire damaged school

Consultations & Notification Responses

Local residents – No comments received.

Highway Services – No objection. The applicant has confirmed that:
i. There will be no increase in pupil numbers as part of the development
ii. The proposals would not affect existing pedestrian routes, parking or vehicle turning provision.

Environmental Health – Satisfactory details have been provided to address potential issues relating to ground conditions. This includes the provision of a gas membrane that has been recommended for implemented as part of a condition attached to the development. A ‘watching brief’ condition has been recommended to address any adverse land conditions that may emerge following the implementation of the development.

Flood Risk Management Team – Provided the following comments in relation to 138984/FO/2024 (Approved – 7 March 2024)

The site is within Flood Zone 1 and low risk of surface water flooding. Based on the provided evidence, a drainage condition is not required. The following informative is recommended: The applicant should design and construct drainage system 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 EN14 and EN17 of the Core Strategy.

Greater Manchester Police Design for Security – No comments received.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and most recently updated in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. Key aspects of the NPPF need to be considered as part of the of the planning application and are identified below. The NPPF states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). The

purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, the following three overarching objectives need to be pursued mutually in supportive ways:

a) The economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
b) The social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
c) The environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving
biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

i. Section 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. Section 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. Section 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 Section 12.

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-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 street scene. The development would not be located in close proximity to residential uses and existing levels amenity would therefore be maintained. 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 Zone1 and adjacent to but not within an area of high to medium risk of surface water flooding. On balance, the siting of the extension would be acceptable.

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 considered to be 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. The proposed extension would surrounding open space, including a neighbouring playing field. The nearest housing is located to the east and separated by Knutsford Road. On balance it is not considered that the development and its related operation would cause 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. The proposal would thereby be acceptable and has been appropriately determined in accordance with the submitted supplementary details.

Principle – There is an extant planning permission (ref: 138984/FO/2024) that allowed the formation of a two storey extension. The current proposal would not require the same amount of previously proposed teaching space but would respond to the need to accommodate existing pupil numbers. The addition is proportionate and would not unduly impact on open space within the site and its function for play, amenity space and car parking. The development would be appropriately related to the host building and the street scene. It would also be appropriately related to the capacity of the application site. The principle of a development with reduced magnitude considered to be acceptable.

Scale and massing – The development would be limited to single storey with a maximum height of 3.2 metres. The brickwork would be articulated with doors and windows securing an appropriate relationship to the host building, The elevations would be suitably articulated by the arrangement of windows, doors and brick detailing. The development would represent a proportionate and appropriate addition to the building.

Residential amenity – There may be some localised disruption during the construction phase of the development. However, the siting and operation of the development would not unduly impact on the existing circumstances in terms of the relationship to neighbouring houses. The scale of the development and the use of matching materials would ensure that the visual amenities of the area would be maintained.

Siting – The siting of the extension would be appropriately related the front and rear building lines of the existing building. The development would not impact upon play space or car parking. The siting of the development would maintain and appropriate relationship to the street scene.

Design – The proposed elevational design has been related to the host building, including its elevational composition comprising buff brick with satisfactory relief provided through contrasting brick banding and green framed windows and doors. A materials condition has been recommended to ensure that materials are utilised to match the existing building.

Accessibility – The development would incorporate level thresholds to the front and rear entrances thereby securing inclusive access and egress. The development would be supported with the existing accessible WC within the ground floor of the host building. Appropriate inclusive access would thereby be provided.

Flood risk and drainage – Reference has been made to the comment made by the Flood Risk Management Team in relation to extant planning permission Ref: 138984/FO/2024. The site was identified as being within Flood Zone 1 and it was not considered that the site was in significant risk of surface water flooding, and a drainage condition was not required. The previously recommended informative has been included.

Ground conditions – The applicant has maintained that the development has been implemented in accordance with the remediation strategy approved through the related condition approved under planning permission ref: 108914/FO/2015/N2. The approved documents included the area of the application site. Although the verification report relating to the implemented works in accordance with the remediation strategy has not been formally discharged, the applicant has provided additional details relating to the measures to be incorporate into the development to address any residual issues relating to adverse ground conditions. The Environmental Health Officer is satisfied with the details of the proposed remediation measures subject to:

i. The implementation of the proposed gas membrane and subsequent conformation of its installation.

ii. A 'watching brief' condition to address any emerging land condition issues following the implementation of the development.

Related conditions have been included.

Noise – The development is located approximately 37 metres from the nearest residential uses. Given the nature of the use, limited noise transmission from the proposed development is anticipated. Any noise would be related to the daytime operation of the school. A noise insulation condition has not, therefore, been applied, in this case.

Construction Management – As the development would be limited a single storey extension and the related works would be undertaken within part of the site comprising areas of open space. It is therefore considered that the development could be implemented without requiring a construction management plan.

Waste management – Given the scale of the development, it is considered that generated waste and recycling can be accommodated within the existing waste management arrangements

Car parking – The existing arrangements would be maintained.

Trees - The proposal would not result in the loss of any trees within the application site. Conditions have been included recommended to ensure the retention of trees within the site and their protection during implementation of construction works.

Environmental performance – The proposed extension would be built to modern construction standard and in accordance with building regulations thereby ensuring as satisfactory degree of environment performance and carbon efficiency.

Conclusion - The development would lead to the formation of a proportionate addition to the existing building and would deliver improved teaching spaces, The development is therefore considered to 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 polices 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. The proposal would thereby be acceptable and has been appropriately determined in accordance with the submitted supplementary details.

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 5 September 2025:

Planning application forms
Location plan with a red edge
Location plan Ref: PA-01

Proposed site plan Ref: PA-03
Proposed layout plans KS2 Block Ref: PA-06
Proposed elevations KS2 Block Ref: PA-08

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) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

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) a) The development shall be implemented in accordance with the following drawings detailing gas membrane protection measures:
i. Extension to KS2 Block – Section A-A & B-B + Section Details Ref: 2503-09-PA10
ii. Visqueen Gas Barrier – Barrier above slab pre-cast plank floor of external masonry wall Ref: GB-122
iii. Visqueen Gas Barrier – Barrier above slab pre-cast plank floor of external masonry wall at telescopic vent location Ref: GB-124.

b) Upon completion of the related works and prior to the occupation of the development. A validation report including photographs detailing the installation of the membrane shall be submitted to and approved in writing by the City Council as local planning authority. The implemented measures shall be maintained in situ thereafter.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas. The existing development has had remedial measures installed as part of planning permission Ref: 108914/FO/2015/N2. The current works shall not compromise the protection afforded by these earlier measures, pursuant to policies DM1 and EN18 of the Core Strategy for the City of Manchester and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

5) 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 – In order to ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy for the City of Manchester.

6) Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt should include:

i. Measures to control noise and vibrations;
ii. Hours of working;
iii. Dust suppression measures;

iv. Compound locations where relevant;
v. Location, removal and recycling of waste;
vi. Detail of an emergency contact telephone number;
vii. Parking of construction vehicles; and
viii. Sheeting over of construction vehicles.
ix.
The development shall only be carried out in accordance with the approved construction management plan.

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

7) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; 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 to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy for the City of Manchester.

8) Before the commencement of the development details shall be submitted to and approved in writing by the City Council as local planning authority detailing measures for tree protection during construction. Tree protection shall be related to the trees adjacent to the eastern site boundary as identified on drawing referenced: Proposed site plan Ref: PA-03. The agreed measures shall be implemented upon commencement of works and throughout the construction period.

Reason - To avoid damage to any retained trees adjacent to and within the site which are of important amenity value to the area and to protect the character of the area, in accordance with policies EN9 and EN15 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) It is recommended that the applicant designs and constructs drainage system 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 EN14 and EN17 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

49A Knutsford Road, Manchester, M18 7NJ
Gorton South Surestart Childrens Centre, Sacred Heart RC Primary School, Knutsford Road, Manchester, M18 7NE
49 Knutsford Road, Manchester, M18 7NJ
41 Knutsford Road, Manchester, M18 7NJ
Sacred Heart RC Junior School, Knutsford Road, Manchester, M18 7AL
47 Knutsford Road, Manchester, M18 7NJ
43 Knutsford Road, Manchester, M18 7NJ
45 Knutsford Road, Manchester, M18 7NJ

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