

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

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Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: Variation of Condition 2 (Specified Plans), 5 (landscaping) and 33 (boundary treatment) attached to planning permission 142246/JO/2025 to allow alterations to rainwater goods, alteration to position of signage, car park layout amendments, inclusion of substation, cycle parking alterations including alterations to boundary treatment, inclusion of external gym equipment and associated landscaping alterations, alterations to highways, fence to habitat area realigned, dedicated play areas with boundary treatment to classrooms and dining hall.

Location: Site To The South / South-East Of Sawley Road, East Of Nelson Street, North / North-East Of James Street, Manchester

Date of application: 8 October 2025

Application number: 144078/JO/2025

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

Condition(s) attached to this decision

0) Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. The original submission raised initial concerns regarding the proposed cycle storage arrangements, and substation. This matter has been satisfactorily resolved and the appropriate conditions have been attached.

1) The development hereby approved shall be carried out in accordance with the following documents and plans :

VAR-JMA-ZZ-00-DA-A-90001 rev.P06 - Location Plan
VAR-JMA-ZZ-00-DA-A-00001 rev.P18 - Proposed Ground floor plan
VAR-JMA-ZZ-ZZ-DA-A-00101 rev.P05 - Typical Building Sections 1
VAR-JMA-ZZ-ZZ-DA-A-00201 rev.P13 - Proposed Building Elevations
VAR-JMA-ZZ-ZZ-DA-A- 21 501 rev.P03 -Construction Sections
VAR-JMA-ZZ-R1- DA -A- 27001 rev.P08 -Proposed roof plan
VAR-JMA-ZZ-ZZ-DA-A- 71 201 rev.P02 - External Signage
VAR-DEP-XX-XX-DR-L-00001 rev.P07 Proposed Landscape layout
VAR-DEP-XX-XX-DR-L-00002 rev. P04 Proposed Illustrative layout
VAR-DEP-XX-XX-DR-L-00003 rev.P04 Proposed Security Strategy
VAR-DEP-XX-XX-DR-L-00004 rev.P04 External Access and Circulation Strategy
VAR-DEP-XX-XX-DR-L-00005 rev.P02 Landscape Sections A and B
VAR-DEP-XX-XX-DR-L-00006 rev.P03 Landscape Sections C and D

Design and Access Statement ref: VAR-JMA-XX-XX-RP-A -10001 -P02 March 2023
Access and Maintenance Strategy ref: VAR-JMA- rev.P01 March 2023
Air Quality Assessment ref: PRO-085352 March 2023
Coal Mining Hazard Zonation Plan ;
Coal Mining Risk Assessment ref: CL101b Version 1 dated 15th March 2022.
Construction Method Statement
Crime Impact Statement ref: 2023/0051/CIS/01 Version A :08/03/2023
Fire Engineering Review GM2151/R1 Issue 1
Planning Statement KD/LF/CW/5279MA/R001 March 2023

Phase 1 Environmental Site Assessment Report dated 2nd March by EnviroSolution
(ref: CL101 ver. 1.0)
Phase 2 Geo-Environmental Site Assessment Report dated 2nd March by
EnviroSolution (ref: CL102 ver. 1.0)
Ecology Scoping Survey dated 28th January 2022 by EnviroSolution
Flood Risk Assessment and Drainage Strategy Report dated March 2023by Ridge and
Partners LLP version. 2.0)
School Travel Plan by Ridge and Partners LLP dated 16th March 2023 (ref: 5020509
ver. P01)
Transport Assessment dated 6th March by Ridge and Partners LLP (ref: 5020509 ver.
P01)
Environmental Noise Assessment by Stroma Built Environment (ref: 092958 - AC - rev.
1v1)
Preliminary Arboricultural Assessment by EnviroSolution March 2022
Received 30th March 2023

Preliminary Ecological Appraisal rev.1 dated 19th April 2023
VAR-RDG-XX-XX- DR -C- 00201 rev.P02 Site Constraints Plan
Energy Strategy report ref: 5020683-RDG-XX-XX-RP-MEP- 510000
Received 27th June 2023

Van Elle Total Foundation Solutions Ground Improvement Technical Sheet and email
for ISG regarding the ground improvement strategy
Received 4th July 2023

AS AMENDED BY :

VAR-JMA-ZZ-ZZ-DR-A-00201-S3-P16_Proposed Building Elevations received 7th
November (ref: 13810/NMC/2023)

As FURTHER AMENDED BY:

VAR-JMA-ZZ-ZZ-DR-A-00201-A5 rev. C7_Proposed Building Elevations

VAR-JMA-ZZ-ZZ-DR-A-71201-A5-C5_External Signage

Orchard House Varley Street School Stage 4 Fire Strategy - JM3063 R2 Issue 5

VAR-EBL-XX-XX-DR-L-00001(C08)-Landscape Layout

Received 26th September 2025.

Cycle storage location shown on plan ref: VAR-EBL-XX-XX-DR-L-00013 rev.C06 and Broxaps Waredale Shelters specification received 2nd December 2025

Agent email dated 2nd December 2025 confirming the frame of the transparent Perspex shelter and the Sheffield hoops would be Anthracite in colouration, together with confirmation that the pedestrian access adjacent to the cycle stands would be locked at all times, with access controlled remotely by the school office staff or by staff with fobs.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) The development shall be implemented in accordance with the approved Construction Method Statement rev.2 (with the proviso that any reference to the removal of trees on page 4 of the statement is limited to the trees which have been approved for removal as shown on approved plan refs: VAR-DEP-XX-XX-DR-L-00001 rev.P07 Proposed Landscape layout and particulars in the Preliminary Arboricultural Assessment March 2022 . (ref: CDN/24/0128).

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

3) The development shall be implemented in accordance with the materials referenced below in the locations shown on the proposed building elevation plan ref: VAR-JMA-ZZ-ZZ-DR-A-00201 rev.C1 have been revised and are considered to be satisfactory.

- Blockleys Black Wire cut brick
- LRT Sterling Grey brick
- Rockpanel cladding - Caramel Oak
- RAL 7016 door frames and louvres and parapet trim
- Black Mortar

(ref: CDN/24/0504)

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) The development shall be implemented in accordance with :

- Landscape layout plan ref: VAR-EBL-XX-XX-DR-L-00001 rev.P01 (replacement for plan ref: VAR-DEP-XX-XX-DR-L-00001 rev.P07 due to change in landscape architects)
- Landscape detail hardworks 1 of 3 layout plan ref: VAR-EBL-XX-XX-DR-L-00007 rev.P01

- Landscape detail hardworks 2 of 3 layout plan ref: VAR-EBL-XX-XX-DR-L-00008 rev.P01
- Landscape detail hardworks 3 of 3 layout plan ref: VAR-EBL-XX-XX-DR-L-00009 rev.P01
- Planting Plan ref: VAR-EBL-XX-XX-DR-L-00013 rev.P01
- Landscape Management and Maintenance Plan dated 6th June 2024.
(ref: CDN/24/0506)

As amended by VAR-EBL-XX-XX-DR-L-00001(C08)-Landscape Layout received 26th September 2025.

The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

5) The car parking arrangements shall be implemented in accordance with the details on the Landscape Layout plan ref: VAR-EBL-XX-XX-DR-L-00001(C08) (photographs from site demonstrating surfaces and demarcated car park spaces as per the Landscape Layout received 17th October 2025). The implemented parking spaces, and shall not be used for any other purpose than the parking of vehicles associated with the use of the building, and MUGA (ref: CDN/25/1005).

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

6) The cycle storage facilities shall be implemented in accordance with the location on plan ref: VAR-EBL-XX-XX-DR-L-00013 rev.C06, and in accordance with the Broxaps Waredale Shelters design received 2nd December 2025; together with the content of the agent email dated 2nd December 2025 confirming the colouration of the frame and stands, within 3 months of the date of this permission. and shall be permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the Manchester Core Strategy (2012).

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

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

8) The development shall be implemented in accordance with the details on plan references:

- Section 278 General Arrangement plan ref: VAR-RDG-XX-XX-DR-C-00700 rev.C04 (notwithstanding the annotation referring to removal of parking bays on Sawley Road opposite the school egress point and pedestrian access , as there are currently no parking bays present in these locations)
- Section 278 site levels plan ref: VAR-RDG-XX-XX-DR-C-00701 rev.C02
- Section 278 long section plan ref: VAR-RDG-XX-XX-DR-C-00702 rev.C01
- Section 278 kerbing and surfacing plan ref: VAR-RDG-XX-XX-DR-C-00703 rev.C04
- Section 278 lines and signs plan ref: VAR-RDG-XX-XX-DR-C-00704 rev.C04
- Section 278 STATS plan ref: VAR-RDG-XX-XX-DR-C-00705 rev.C01
- Section 278 construction details plan ref: VAR-RDG-XX-XX-DR-C-00706 rev.C03
- Section 278 site clearance plan ref: VAR-RDG-XX-XX-DR-C-00707 C03
- Section 278 legal plan ref: VAR-RDG-XX-XX-DR-C-007 rev. C01
- Vehicle tracking refuse plan ref: VAR-RDG-XX-XX-DR-C-00710 rev.C03
- Vehicle tracking fire tender plan ref: VAR-RDG-XX-XX-DR-C-00711 rev. C03 prior to the school accommodation being brought into use. (ref: CDN/24/0703).

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

9) The development shall be implemented in accordance with the content of the Traffic Management Plan. (ref: CDN/25/0762).

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

10) The development shall be implemented in accordance with details on the Electrical services external layout plan ref: VAR-RDG-XX-00-DR-E-60102 rev.P03 (indicating underground power ducting and electric vehicle charging points) and the details within the Fast Charging Twin charger T3/T7/T11/T22 datasheet, prior to the school accommodation being brought into use, and the electric vehicle charging points remain in situ whilst the use or development is in operation (ref: CDN/24/0505).

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

11) The development shall be implemented in accordance with content of the Technical Note to support request for compliance with drainage condition for planning application ref: 136645/VO/2023 (30.03.2023) by Ridge Property & Construction Consultants received 20th July 2023 , updated by Ridge Property & Construction Consultants correspondence dated 11th September 2023 responding to issues raised regarding the proposed drainage arrangement (received 13.09.2023) and Drainage Technical Note dated November 2023 by Ridge report ref: 5020683-RDG-00-ZZ-RP-C-0001 (ref: CDN/23/0501) .

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant national policies within the NPPF and NPPG and policies EN08 and EN14 of the Manchester Core Strategy (2012).

12) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- o Verification report providing photographic evidence of construction as per design drawings;
- o As built construction drawings if different from design construction drawings;
- o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development , pursuant national policies within the NPPF and NPPG and policies EN08 and EN14 of the Manchester Core Strategy (2012).

13) The development shall be carried out in accordance with the Crime Impact Statement Crime Impact Statement Version A :08.03.2023 ref: 2023/0051/CIS/01 (in particular section 4) prepared by Design for Security at Greater Manchester Police The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance in the National Planning Policy Framework.

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

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

15) a) The development shall be implemented in accordance with :
Ground Floor Plan with Slab Detail ref: VAR-RDG-ZZ-00-DR-S-00010 rev. P05
received 4th September 2023

Ground Floor Details plan ref: VAR-RDG-ZZ-00-DR-S-00011 rev. P03 received 4th September 2023

Final Additional Site Investigation and Updated Remediation Strategy ref: LKC 22 1670 dated September 2023 - Nelson Street received 11th September 2023

Final Additional Site Investigation and Updated Remediation Strategy ref: LKC 22 1670 dated September 2023 - Varley Street received 11th September 2023

Agent email dated 18.10.2023 confirming the area which is suitable for planting and growing and confirming the depth of the 450mm subsoil, 150mm topsoil and break layer in that area;

Landscape General Arrangement plan ref: VAR-DEP-XX-XX-DR-L-00001 rev. P10 received 18.10.2023 with the extent of the area for planting and growing shown (ref: CDN/23/0501).

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy (2012).

16) a) The development shall be implemented in accordance with the content of the Final Additional Site Investigation and Updated Remediation Strategy (September 2023, prepared by LK Group) and Shallow Mining Site Investigation Works Report ref: CL-602-LKC-22-1670-CMSI(R1) (June 2023, prepared by LK Group) (ref: CDN/24/0127).

b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason - To ensure that risks posed to the development by past coal mining activity are assessed and appropriate remedial action is taken in the interests of public safety, and to ensure the stability of the proposed development pursuant to paragraphs 183 and 184 of the National Planning Policy Framework, and policies DM1 and EN18 of the Manchester Core Strategy (2012).

17) The development shall be implemented in accordance with the content of the Varley Street Mine Shaft Capping Structural Philosophy & Calculations Report rev.02 dated 28.08.2025 ref: VAR-CCL-XX-XX-RP-S-40001 and Completed Coal Authority Permit Closure Summary Form (ref: CDN/25/0915).

Reason - To ensure that risks posed to the development by past coal mining activity are assessed and appropriate remedial action is taken in the interests of public safety, and to ensure the stability of the proposed development pursuant to paragraphs 183 and 184 of the National Planning Policy Framework, and policies DM1 and EN18 of the Manchester Core Strategy (2012).

18) The development shall be implemented in accordance with :

- Ventilation Statement by Ridge dated 30th January 2023
- Email confirmation from Ridge that proposed installation meets their requirements dated 13th August 2025
- Kitchen Hood Details plan ref: VAR-KIT-ZZ-00-DR-X-00007 rev.P04
- Ventilation Ground Floor Sheet 1 of 2 plan ref: VAR-VES-ZZ-00-DR-M-5701 rev.C03
- Ventilation Ground Floor Sheet 2 of 2 plan ref: VAR-VES-ZZ-00-DR-M-5702 rev.C04
- Plant Room Layout - Roof plan ref: VAR-VES-ZZ-00-DR-M-5025 rev.C02
- Ventilation Layout Roof sheet 1 of 2 plan ref: VAR-VES-ZZ-RF-DR-M-5701 rev.C01
- Ventilation Layout Roof sheet 2 of 2 VAR-VES-ZZ-RF-DR-M-5702 rev.C01

Received 24th September 2025

- Kitchen Extract Commissioning and Test Report date 30.09.2025 received 15th October 2025.

- Photograph of implemented plant on roof received by email 24th October 2025.
(ref: CDN/25/0915)

Reason - In the interests of the amenities of occupiers of nearby properties, in order to comply with policy DM1 of the Manchester Core Strategy (2012).

19) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences .Where entertainment/music noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved UDP policy DC26.

20) The development shall be implemented in accordance with details in the Building Services Plant Noise Impact Assessment ref: OPP-092896 AC - 1v2; and Plant Room Layout - Roof plan ref: VAR-VES-ZZ-00-DR-M-5025 rev.C02 received 24th September 2025, and Building Services Plant Noise commissioning report ref: -092896 AC - 4v1 received 1st October 2025 (ref: CDN/25/0915).

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

21) The development shall be implemented in accordance with the waste management arrangements in the Orchard House Waste Management Strategy and Email from planning agent dated 29th July 2024, and on plan refs: Landscape layout plan ref: VAR-EBL-XX-XX-DR-L-00001 rev. P01 and Bin Store plan ref: VAR-EBL-XX-XX-DR-L-00016 rev. P01.

The approved scheme shall be implemented prior to first occupancy of development and shall remain operational thereafter. (ref: CDN/24/0506)

Reason - To protect the amenity of the occupants of nearby residential and commercial accommodation once the development hereby approved is occupied, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

22) The school hereby approved shall not be used outside the following hours :-
Mondays to Fridays 07:00 to 18:00
Saturdays 09:00 - 12noon.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation when the development is complete, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

23) The hours of operation of the sports facilities (main hall and MUGA) shall be limited to

-Term time -weekdays Mondays to Thursdays 18:00 -19:30hrs

- Term time weekends Saturdays 09:00 - 15:00hrs

- School holidays - weekdays 09:30 - 15:00 hrs

The sports facilities shall not be used outside the approved hours .

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation when the development is complete, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core (2012).

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

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy (2012).

25) The development shall be implemented in accordance with the external lighting information in document dated 22.08.2025 ref VAR-VES-XX-XX-TS-E-0020 REV C01 (including plan ref: VAR-VES-ZZ-ZZ-DR-E-9600 C03 Varley St; Externals - MUGA and Externals Plots and Lighting Levels; AWOLFLKSM3 Data sheet ;Viva Pro Data Sheet; AAZT6SYM1_2025-08-21 Data sheet; 6MO1A 28347-1 Column Data sheet; DPT2-300-42 Bracket data sheet and Ext Light Notes), as revised by email from planning agent dated 23rd September 2025 confirming the 6m lighting columns would be coloured RAL7016 - Anthracite and not black as referenced in document. (ref: CDN/25/0849).

Reason - To safeguard the amenities of the occupiers of nearby properties, and to safeguard protected species pursuant to policies EN15, SP1 and policy DM1 of the Manchester Core Strategy (2012).

26) The development shall be implemented in accordance with the Japanese Knotweed Excavation remediation report ref: JKLE17997 received 20th July 2023. (ref: CDN/23/0501).

Reason - To prevent the spread of Cotoneaster and Japanese Knotweed, which have been found on part of the site in accordance with the Wildlife and Countryside Act 1981. and in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

27) No works to trees or shrubs, shall commence between 1 March and 31 August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation that no active bird nests are present has been submitted to and approved in writing by the City Council as local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Manchester Core Strategy (2012).

28) The development shall be implemented in accordance with the Bat and Bird Box Locations - Orchard House document dated 16th July 2025 (ref :221415 including site plan locations and locations on the school building); Landscape Architect Statement dated 6th October 2025 relating to Biodiversity included in the site; and Planting plan ref: VAR-EBL-XX-XX-DR-L-00013 rev. C05 (solely in relation to biodiversity measures), prior to the occupation of the school shall be maintained in situ thereafter. (ref: CDN/25/1005).

Reason - in the interests of residential development and to encourage bio-diversity pursuant to policies EN15 and DM1 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

29) The development shall be implemented in accordance with content of the correspondence from Indigo Surveys dated 16th July 2025, detailing the type of bird and bat boxes to be installed in the locations shown on appended landscape plan ref: 24004-VAR-EBL-XX-XX-DR-L-00001 rev.C04 Proposed Building Elevations plan ref: VAR-JMA-ZZ-ZZ-DR-A- 00201 rev.C6 . (ref: CDN/25/0915).

Reason - To provide a roost for bats a European Protected Species (Habitats Regulations 1994) and bird boxes to comply with policy EN15 of the Manchester Core Strategy (2012).

30) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plan refs: VAR-DEP-XX-XX-DR-L-00001 rev.P07 Proposed Landscape layout and particulars in the Preliminary Arboricultural Assessment March 2022 ; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

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

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

32) The development shall be implemented in accordance with the Email from contractor dated 30th July 2024 regarding 3m high green weld mesh fencing to MUGA , and boundary treatment on :

- Landscape layout plan ref: VAR-EBL-XX-XX-DR-L-00001 rev. P01 (replacement for plan ref: VAR-DEP-XX-XX-DR-L-00001 rev. P07 due to change in landscape architects)
- Landscaping detail fences and furniture plan 1 of 3 ref: VAR-EBL-XX-XX-DR-L-00010 rev. P01
- Landscaping detail fences and furniture plan 2 of 3 ref: VAR-EBL-XX-XX-DR-L-00011 rev. P01
- Landscaping detail fences and furniture plan 3 of 3 ref: VAR-EBL-XX-XX-DR-L-00012 rev. P01

-Typical fence details plan ref: VAR-EBL-XX-XX-DR-L-00018 rev. P01

Received 10th June 2024, prior to the occupation of the building and shall thereafter be retained.

(ref:CDN/24/0506)

As amended by details on plan ref: VAR-EBL-XX-XX-DR-L-00001(C08)-Landscape Layout received 26th September 2025.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

33) The acoustic barrier shall be implemented in accordance with the height and design details shown on the Typical fence details plan ref: VAR-EBL-XX-XX-DR-L-00018 rev. C03, in the location shown on Landscape Layout plan ref: VAR-EBL-XX-XX-DR-L-00001 rev.C04 (part of rear boundary of the site), and on the Landscape Detail - Fences & Furniture Plan 2/3 ref: VAR-EBL-XX-XX-DR-L-00011 rev.C03, together with the Interlock Acoustic fencing specification sheet and content of the email received from the applicant dated 22nd September 2025, prior to the occupation of the building and shall thereafter be retained. (ref: CDN/25/0762).

Reason - To reduce the noise levels at the external amenity areas of the school, and to ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

34) The development shall be implemented in accordance with the content of the Community Use Agreement: Orchard House High School received 24th September 2025, upon the start of use of the development and complied with for the duration of the use of the development. (ref: CDN/25/0915).

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

35) The development shall be implemented in accordance with CCTV details on the Dahua Turret camera dark grey and Dahua Turret bracket dark grey visual images, and 5MP IR Vari-focal Eyeball WizSense Network Camera ref: DH-IPC-HDW3541T-ZS-S2 specification sheet in the locations on the external electrical services plan ref: VAR-VES-ZZ-ZZ-DR-E-9600 C03.(ref: CDN/25/0849).

Reason - To ensure adequate security within the development and to ensure full accessibility within the public realm works, pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

36) Prior to the installation of the substation shown on plan ref: VAR-EBL-XX-XX-DR-L-00001(C08)-Landscape Layout received 26th September 2025, detailed elevational plans (including materials and colouration) shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved scheme.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy (2012).

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:

www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Informative Note from the Mining Remediation Authority.

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

The applicant is reminded that, under the Wild Mammal (Protection) Act 1996 it is an offence to inflict unnecessary suffering to wild mammals. Planning consent does not provide a defence against prosecution under this act.

Date: 5 December 2025

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/appeal-planning-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.



INFORMATIVE NOTE

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

[Building on or within the influencing distance of mine entries - GOV.UK](#)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](#)

Informative Note valid from 1st January 2025 until 31st December 2026