

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

Part 1 – Particulars of the application/development

Proposal:

Upgrade of an existing hard-surfaced school playground to form a Multi-Use Games Area (MUGA), including resurfacing works, replacement fencing and floodlighting, provision of marked parking within existing hardstanding, and extension of hours of use to allow community use outside school hours.

Location:

King David High School Eaton Road Manchester M8 5DY

Application reference:

144949/FO/2026

Applicant:

Mrs Lindsay Rose King David High School

Date of application:

26 February 2026

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

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. This involved negotiations to secure the submission of details to existing sports provision and arrangements relating to the revised details relating to site management and arrangements for the operation of the proposed development. The development is acceptable based on the assessment of the submitted details and subject to the related conditions.

Condition(s) attached to this decision

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as local planning authority on 14 January 2026 and 25 March 2026:

Proposed AGP Plan Ref 014 Rev 00

Proposed site layout plan with car parking Ref: A1.3 PL2

Proposed fencing elevation Ref: A1.4

Sports provision plan Ref A1.5 Rev PL1

Fencing specification

Schedule of works

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) Before the commencement of above ground construction works and notwithstanding the detail of drawing referenced Sports provision plan Ref A1.5 Rev. PL1, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating the demarcation of the identified hard surface areas with the school grounds. The demarcation shall show the delineation of basketball and netball courts within each hard surfaced area and related externally fixed equipment. The approved scheme shall be implemented before the commencement of the use of the authorised artificial grassed pitch and maintained in situ thereafter.

Reason – In order to maintain appropriate sport provision for the school pursuant to policy EN10 of the Core Strategy for the City of Manchester and policy JP-P7 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

- 4) Before the commencement of above ground works, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing the arrangements for the maintenance of the artificial grassed pitch. The approved scheme shall be implemented following installation of the pitch and maintained in situ thereafter.

Reason – In order to ensure the on-going provision of sports facility, to aid its future management and in the interests of the amenities of the area pursuant to policies SP1, DM1 and policy EN10 of the Core Strategy for the City of Manchester and policy JP-P7 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

- 5) Before the commencement of the use of the authorised artificial grass pitch, a community use agreement shall be submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to all sports facilities forming part of the development and include details of pricing policy, hours of use, management responsibilities and a mechanism for review. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason – To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport, pursuant to policy EN10 of the

- 6) Before the commencement of above ground works, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, providing supplementary details of the development, including the details of the cross sections of the sub layers forming the artificial grass pitch and materials to be used in its construction and surfacing. The development shall be implemented in accordance with the approved details prior to its first use and maintained in situ thereafter.

Reason: To ensure the development is fit for purpose and sustainable 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, as specified in policies SP1, DM1 and EN10 of the Core Strategy for the City of Manchester and policy JP-P7 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

- 7) Before the commencement of above ground works and notwithstanding the detail of drawing referenced Proposed fencing elevation Ref: A1.4, details of overhead ball-stop netting / fencing shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented upon commencement of the use of the development in conjunction with the details of drawing referenced Proposed fencing elevation Ref: A1.4 and maintained in situ thereafter.

Reason – In the interests of residential amenity and to aid the future management of the development pursuant to policy EN10 of the Core Strategy for the City of Manchester and policy JP-P7 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

- 8) Before the artificial grassed pitch, hereby approved, is first brought into use, a noise management plan shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall include:

- i. A study identifying existing background noise impact at the nearest noise sensitive locations and the measures to attenuate noise outbreak from the pitch;
- ii. Details of proposed operating hours of the pitch when in use for school and community purposes.
- iii. Booking and supervision arrangements, restrictions on amplified sound and spectator activity, procedures for managing arrival at and departure from the site associated with community use and arrangements for reviewing and resolving complaints.

Upon commencement of the use of the pitch for community use, the approved scheme shall be implemented in full and maintained in situ thereafter.

Reason – To safeguard the amenities of the occupiers of nearby residential properties, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan and policies JP-

S1, JP-P6 and JP-P7 of the Sustainable Joint Development Plan Document - Places for Everyone.

- 9) The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be laid out and made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose in support of the development. The car parking shall not be used as ancillary car parking by staff and visitors to the neighbouring schools.

Reason – In the interest of highway safety to maintain free flow of traffic and ensure the provision of appropriate car parking provision pursuant to policies SP1, DM1 and T1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

- 10) Before the commencement of the use, arrangements for secured cycle storage for use by users of the development shall be submitted to and approved by the City Council for the City of Manchester. The approved details shall be implemented before the first use of the development, positioned in accordance with approved drawing and maintained in situ thereafter.

Reason - To ensure that adequate provision is made for cycle parking so that persons visiting the development have a range of options in relation to mode of transport and to comply with policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

- 11) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the provision of measures to improve on-site security and to reduce the risk of crime, including external lighting and the provision of CCTV cameras. The approved scheme shall be implemented prior to the occupation of the development and maintained in situ thereafter.

Reason - To reduce the risk of crime, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

- 12) Before the artificial grass pitch is brought into use and notwithstanding the detail of the submitted lighting scheme Ref: 502442871. 6594272 and Lighting Engineers Assessment, an external lighting scheme shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall include details of the appearance, height and position of pitch flood lighting columns, the provision of low level lighting to the car parking and pedestrian areas and arrangements for the removal of surplus lighting within the site. The approved scheme shall be fully implemented before first use of the pitch and maintained in situ thereafter.

Reason - To minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core

- 13) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - To minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

- 14) Before the commencement of the development hereby approved, a detailed demolition and 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. Display of an emergency contact number;
- ii. Details of wheel washing;
- iii. Compound locations where relevant;
- iv. Location, removal and recycling of waste;
- v. Routing strategy and swept path analysis;
- vi. Parking of construction and staff vehicles;
- vii. Sheeting over of construction vehicles;
- viii. Dust suppression measures.

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policy JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

- 15) Prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be constructed and completed in

accordance with the approved details prior to the first occupation/use of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester, policies JP- P6, JP-S1 and JP-S4 of Sustainable Development Joint Development Plan Document - Places for Everyone and the National Planning Policy Framework.

- 16) The development shall be implemented in accordance with document referenced Site Tree Appraisal dated 5 February 2026 Ref: RTS/05022016 Rev 001, including measures for protecting trees during construction and drawing Ref: RTS/05022026. All undertaken works shall be implemented in accordance with BS3998: Tree Work. Implemented approved measures shall remain in situ throughout the construction period.

Reason - To safeguard local biodiversity and nature conservation pursuant to policy EN15 of the Core Strategy for the City of Manchester.

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/roads-and-transport/street-naming-and-numbering

Guidance

Information for Developers guidance documents can be downloaded using the following link:

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

Site drainage SUDS

- i. Progression through the drainage hierarchy should be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BF. Proposals of attenuation should achieve half drain time within 24 hours.
- ii. For surface water connections, evidence of agreement in principle from the relevant authority/service provider should be provided to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.
- iii. Details of surface water attenuation that offers a reduction in surface water runoff rate in line with Manchester Trafford and Salford Strategic Flood Risk Assessment with at least a 50% reduction in brownfield runoff rate or greenfield runoff rate demonstrated.
- iv. Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
- v. Hydraulic calculations of the proposed drainage system, including all design parameters. Results should demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 100 + 45% Climate Change.
- vi. Where flows less than 5 l/s are proposed, a blockage risk assessment should be undertaken. If this cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with the relevant authority.
- vii. A plan indicating easement. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwelling, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).
- viii. Construction details of flow control and SuDS components.
- ix. Details of how the scheme shall be maintained and managed after completion. Maintenance and management plan, including responsible party and a schedule of tasks/frequencies for the components.

Site drainage mitigation

Site drainage mitigation – The following recommendation is made:

- i. Tank flotation - The ground investigation indicates a potential high-water table. If groundwater is encountered during the attenuation tank installation, appropriate design measures should be considered to counteract flotation forces. Any change within the surface water drainage strategy will be subject to further scrutiny.
- ii. The developer should also note, any temporary works for dewatering operations (if required) should be in agreed with the relevant Risk Management Authority (RMA) before proceeding.

Sport England

Sport England – Advice regarding outdoor surfaces can be found via the following link:

<https://www.sportengland.org>

Mining

Please see information relating to mining in Appendix A.

Date: 13 August 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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 his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

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

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

Appendix A - Mining Information



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk)

Standing Advice valid from 1st January 2025 until 31st December 2026