

Application Number	Date of Appln	Committee Date	Ward
087471/VO/2008/S2	15th Oct 2008	20th Nov 2008	Burnage Ward

Proposal CITY COUNCIL DEVELOPMENT Redevelopment of existing High School, involving: partial demolition and refurbishment; erection of three storey extension, formation of pedestrian entrance off Burnage Lane; formation of car parks; extension of playing fields; formation of seven-a-side all weather pitch; extension and alteration to existing sports hall and associated landscaping and fencing

Location Burnage Media And Arts College, Burnage Lane, Burnage, Manchester, M19 1DR,

Applicant Manchester City Council Education Department, Town Hall Extension, Albert Square, Manchester, M60

Agent Aedas Architects Ltd Parsonage Chambers, 3 The Parsonage, Manchester, M3 2HW

Description

The application site relates to the Burnage High School for Boys, located within a residential area of the Burnage Ward. The site is approximately 4.1 hectares and is currently occupied by two main school buildings, a sports hall, playing fields and multi use games area.

Burnage Lane bounds the application site to the front which is one of the main roads running through Burnage with residential properties lining the road. Green End Road bounds the site to the south and is characterised by two storey semi-detached properties. There are also residential properties to the west of the site. There is vehicular access of Burnage Lane and a further vehicular access off Broadlea Road which is mainly used for servicing. To the north of the site is Green End Primary School which is separated from the application site by a narrow public footpath linking Broadlea Road to Burnage Lane.

The existing site is made up of two main school buildings predominately two storeys in height. The original school building, built in the 1930s, has been extended and altered over the years which has resulted in a poor layout and relationship between the buildings. The buildings are also in need of upgrading and maintenance. The 1999 addition is a more modern design and construction and will be retained as part of the redevelopment proposals. There is also an existing sports hall, playing field and multi use games area which will be retained. There are tennis courts to the south of the sports hall which are not in use due to their poor state and remoteness from the main buildings.

The proposal is for the demolition of the original school building, retention of the 1999 building and the erection of a new 3-storey wing. The school will be renamed the "Burnage Media and Arts College" and will have a capacity of 1050 places plus 150 staff. Currently the school has capacity for 973 pupils. The school will remain open whilst construction works take place. The original school building will then be demolished to make way for the all weather pitch.

The new building will be 3 storeys in height and will have a striking curved front elevation to Burnage Lane. The proposals will also include the upgrading of existing sports facilities as well as provision of new parking areas.

The new school is being delivered as part of the Building Schools for the Future Programme (BSF) which is the biggest government investment programme for improving school buildings with the intention of rebuilding or renewing every secondary in England over the next 10-15 years. In Manchester, it is the intention to rebuild or remodel 9 secondary schools and 7 special educational needs as part of the first wave of the BSF programme. The Burnage High School is part of this first phase of redevelopment works due to its special needs status.

Consultations

Local Residents/ Businesses - 2 letters of objection has been received for this application. The comments can be summarised as follows:

Siting of the all weather pitch

- The proposed all weather pitch is too close to residential properties. There are already existing problems with balls coming into gardens and pupils climbing over the fence;

Public Footpath

- It is unclear from the plans what is happening to the public footpath between the high school and the primary school.

Catchment area of pupils

- The proposal needs to be sensitive to the fact that most pupils do not live in the surrounding area. Without local pupil parent links the aspiration to expanding the number of external groups who have access to the facilities once the new school has been completed may be harder to achieve.

Head of Engineering

There are no real major changes to the accesses to this school off Burnage Lane, however, there are some existing traffic issues connected with the operation of the existing site.

In order to alleviate these concerns, various initiatives are being promoted to combat these concerns. These include, road safety measures, safer routes to school programme, parking (to deal with illegal parking) and implementation of the travel plan.

Further information is still required to determine the adequacy of the lighting scheme.

Head of Environmental Health

Conditions should be imposed on any planning permission relating to insulation of externally mounted equipment, opening hours of the school, community opening hours, hours of use from the planning fields and football pitch, deliveries fume extraction, refuse arrangements and lighting.

Head of Environmental Health (Contaminated Land) – Details submitted in respect of desktop study, site investigation works, risk assessment and initial remediation proposals appear reasonable.

After completion of site works, a verification report will be required to validate that the work undertaken confirms to the remediation proposals received and agreed.

City Arborsit - There is no objection to the tree survey and constraints report.

MEDC Landscape Practice - There is agreement with the findings of the tree survey and report, tree protection plan, detailed arboricultural Method Statement and arboricultural implication assessment.

Travel Change Team - The school has developed a full travel plan for the Department of Transport standard.

South Manchester Regeneration Team - No comments at the time of writing this report. Any comments will be reported to the Committee.

Greater Manchester Police Architectural Liaison Officer – It is anticipated that the scheme will achieved secure by design accreditation.

Environment Agency – No objection in principle to the proposed development but it is requested that a condition be placed on any planning approval relating to protecting Shaw Brook from building materials during the construction of the building.

Informatives should also be placed on the permission relating to connection to the public sewer and the use of pile foundations.

Greater Manchester Public Transport Executive (GMPTE) - The provision of bus infrastructure, off the public highway, within the school grounds would represent an improvement to the current arrangements and it is unclear why this has not been pursued.

There appears to be an area of land near the all weather pitch which would provide an ideal opportunity to accommodate such a facility.

Improvements should be made to the existing bus Stop on Burnage Lane if this is not achievable.

Sport England – Should planning permission be granted, this should be based on conditions relating to drainage of the sports pitches and submission of a community use scheme.

Greater Manchester Ecology Unit – The ecological survey carried out for the site appears to be reasonable. However, conditions should be applied relating to the careful demolition of the building with sensitive elements done by hand in case bats are uncovered.

North West Regional Assembly - As the site has been previously developed, broad support for the reuse of the site is offered by policy DP1 of both the adopted and submitted draft RSS and policy DP4 in the Secretary of States proposed changes to the North West Plan.

Burnage Ward Members - Broadly welcome these plans, which will help improve the learning and sporting environment for the students and staff.

However, there are concerns over traffic and litter. In particular, parents driving to drop off students before and after school which causes problems for the local community. The volume of vehicles together with inappropriate parking causing major congestion on Burnage Lane and Green End Road.

Parents often park in an inappropriate and inconsiderate way when dropping off and picking up which prevents residents access to their properties, buses problems in terms of manoeuvring and issues for disabled, elderly and those with pushchairs.

No alternative provision has been made for alternative parking even if it is anticipated that numbers will fall.

Litter is also a problem and would therefore like to see some measures incorporated to alleviate this problem.

Issues

Major Development - The proposal, by virtue of the size of the site and floor space created, has been classified as a major development. As such, the proposal has been advertised in the local press as a major development.

Environmental Impact Assessment – Due to the size and nature of the proposal, the application has been screened to determine if an Environmental Impact Assessment is required. It was concluded that this level of assessment was not necessary.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The application site is unallocated within the UDP. However, the existing school buildings and its associated curtilage currently occupy the site.

In addition, in dealing with applications of this nature, regard is given to policies WB1, H2.2, E1.1, E1.5, E1.6, E3.5, T1.1, T3.4, T3.6, T3.7, T2.4 within part one of the UDP.

In deciding attitudes to proposals in Burnage regard will be had for:

- a) Maintaining the area as an attractive location to live and work;

- b) Encouraging commercial opportunities only where they will not cause harm to residential amenity and where that have clear job creation advantages;
- c) Promote the use and exploit the potential of recreational facilities, particularly leisure activities. (Policy WB1)

Policy H2.2 states that the Council will not allow development which will have an unacceptable impact on residential areas. The matters which the Council will consider in coming to such decisions will include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Policy E1.1 outlines the Council's aspirations to reduce the levels of air pollution caused by vehicle fumes. In order to achieve this the Council will:

- a) Promote public transport and cycling and improve conditions for pedestrians;
- b) Discourage the use of the private car for peak times trips to the City Centre and other manor areas;
- c) Require all major new development to be located where it can be easily served by public transport.

In addition, to sustainable travel patterns, policy E1.5 states that the City Council will contribute towards energy conservation by:

- a) Ensuring where practicable that new major development is located where it can be easily served by public transport; and
- b) Encouraging high standards of energy efficiency in new developments.

Building materials for new developments will also need to be environmentally friendly (Policy E1.6).

Policy E3.5 states that the Council will promote measures which will lead to a safer environment for all people living in and using the City. These measures will include:

- a) Ensuring that the layout of new development is designed with safety in mind and does not lead to the creation of isolated areas;
- b) Designing landscaping schemes so as to minimise the risk of attack;
- c) That community facilities area located where they are easy and safe to get to;
- d) Providing safe places for children to play;
- e) Improving road safety.

The Council will expect new developments to make adequate provision for their car parking requirements. In deciding appropriate levels of provision, regard will be had for the sites environmental capacity, physical appearance and effect on neighbouring activities. In addition, consideration will also be given to the local road networks ability to accommodate the traffic generated (Policy T2.4).

Improvement to public transport provision to educational facilities is a key consideration in the determination of planning applications (Policy T1.1). In

addition, the Council will seek to develop safer routes for schools policy throughout the whole City (policy T3.4).

Priority is also given to cycling provision. Policy T3.6 states that the Council will promote cycling in the City by developing a safe network of routes and facilities for cyclists. Priority will be given to routes to educational establishments. Secure cycle parking provision at educational establishments is also a must and all new major developments will be expected make provision (Policy T3.7).

The proposal is considered to be in accordance with the UDP policies for the reasons outlined further in this report.

North West of England Plan Regional Spatial Strategy (RSS) to 2021 (Adopted September 2008) -

Policy DP1 'Regional Development Principles' states that proposals and schemes should be located so as to make effective use of land, buildings and infrastructure and a sequential approach to development should be adopted to meet development needs.

Policy DP2 'Promote Sustainable Communities' seeks to create places where people want to live and work.

Policy DP4 states that a sequential approach should be given the development site selection. Existing building and previously developed land should land should be used first. Secondly, suitable infill within settlements should be utilised. Finally, land should be well located to other services and infrastructure.

Policy L1 'Health, Sport, recreation, cultural and Education Service Provision' seeks to encourage proposal and schemes for the provision of services for all the community. Specific encouragement is given to providing a full spectrum of education provision.

Other relevant guidance

PPS1 sets the overarching planning policies on the delivery of sustainable development through the planning system. There are four aims identified in the statement to deliver sustainable development which should be a priority for the planning process:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- The prudent use of natural resources; and
- The maintenance of high and stable levels of economic growth and employment.

PPG13 provides general guidance of transport related matters including car parking and travel planning.

PPS25 requires sites over 1ha to undertake a full flood risk assessment.

The Guide to Development in Manchester Supplementary Planning Guidance (Adopted April 2007) outlines the City Councils objectives for creating a more attractive, accessible and useable City for Manchester People.

The guidance clearly states that a high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Each new development should therefore recognise the uniqueness of individual areas of the City and these characteristics should be built upon by new developments by having full regard to its context and the character of the area.

South Manchester Strategic Regeneration Framework was prepared in 2007 to provide an overarching framework for the improvement and regeneration of South Manchester the next 10 to 15 years.

Objectives AFP1 to AFP8 seek to increase the performance of all south Manchester state schools.

Principle – Burnage High School is a long established educational facility within the heart of the Burnage Ward. The site comprises a mixture of buildings from different eras which are of varying states of repair.

The proposal seeks to demolish the oldest school building and upgrade and repair the more recent buildings, namely the sports hall and the 1990s classroom building and upgrade and install new sports provision. As the proposals will seek to reuse the existing school site and some of the buildings, it is considered that the proposal accords with policies DP1 and DP4 of the adopted RSS. This is also in line with the City Council's aspirations to provide modern teaching facilities and play provision that has a community based function.

The proposal is therefore appropriate in principle. However, consideration must be given as to whether the siting, design, appearance, scale and mass of the proposal is acceptable. In addition, the proposal has been assessed to see whether it is acceptable in terms of the hard and soft landscaping improvements, whether there are any impacts on the highway and the adequacy of the car parking provision including of travel planning initiatives. Consideration has also been given as to whether there is any impact on surrounding residential amenity, if the proposal has addressed contaminated land and surface water issues, the overall sustainability of the proposed building and whether crime has been designed out of the scheme adequately.

Each point will be addressed in turn.

Siting – The existing buildings are set deep into the site near the rear of the properties along Thornfield Road, Sunnylea Avenue and Broadlea Road. These buildings have little relationship with Burnage Lane.

The Guide to Development in Manchester SPD places importance on new buildings having presence in the street scene. The proposal has embraced this concept by designing a building that extends from the existing 1990s block towards Burnage Lane. The main pedestrian entrance will be accessed off Burnage Lane which will draw pedestrians into the main plaza at the front of the

school. This is considered to be acceptable and will be an important factor in identifying the school in the street scene.

The new building will sit parallel with Green End Primary school and will provide a functional hub between the school schools.

The playing fields at the front of the site will be retained and upgraded as will the existing sports hall and multi use games areas. The existing tennis courts will be replaced with a car park which will sit along the rear of the properties along Green End Road and a new all weather pitch will be installed at the rear of the site, in the place of the 1930s school building. These new amenities will be sited in close proximity to residential properties. Whilst this relationship will have some impact on these residential properties they already coexist with the school and its operations. Measures to mitigate against the impact of these elements of the proposal will be discussed later in the report.

Scale and Mass – The new school building will be three storeys in height. Such scale is welcomed given the size of the application site. It will help screen the 1990s building which is less attractive but most importantly will help give presence to the school.

Design and Appearance – The Guide to Development in Manchester SPD places importance on the need to provide strong design for public buildings of this nature.

The new three-storey addition, to the front of the 1990 teaching block, will be linked via a glazed reglit walkway. This provides a transitional walkway between the differing architectural styles and age of buildings. The main pedestrian entrance has been defined by a curved elevation. This curve will be given a bold appearance through blue cladding and the school name embossed on the elevation. This frontage is vitally important in giving the building its identity.

The side elevations of the building are largely made up of glazing, brick and cladding. The colour scheme employed is a mixture of orange and yellow for the glazing, grey and blue for the cladding and red for the brick. This is considered to be acceptable and will provide a high quality and vibrant colour scheme.

The proposal will also see an extension to the west elevation of the existing sports hall. This is to facilitate the accessibility of the proposal. It will be of similar scale to the existing building with materials to match.

Sports provision – The existing facilities at the application site include a playing field, marked out for two junior football pitches, athletics and cricket use, a sports hall, multi use games area and three tennis courts.

The proposal will maintain, upgrade and enlarge the existing playing fields coupled with the retention of the existing multi use games area and sports hall which will be adapted to be design for access 2 compliant.

A new all weather pitch will be installed on the site of the demolished school building. Sport England had originally raised concern about the loss of the

tennis courts which will be replaced with the car park. However, their concerns have been eased by the fact that the tennis courts are currently not in use and have no community benefit unlike the remaining existing and proposed facilities.

Sport England have requested that conditions be placed on any planning permission in respect of the community use of the sports facilities and regarding the drainage of the existing playing fields.

Hard and Soft Landscaping – The new school will have a comprehensive hard and soft landscaping scheme incorporated into the proposal.

A tree lined entrance plaza will lead pedestrians into the entrance to the building. There will be additional planting to the front boundary of the site to improve the visual amenity of the area. There will be new hedging and trees between the application site and the primary school which will help soften this aspect of the site. A tree lined section will also follow the south of the sports pitch and will help screen the all weather pitch and access track.

There will also be an increased planting on the boundary between the new MUGA and Sunnylea Avenue.

All the proposed trees to be used will be mature and thus will have an instant impact and improve the visual amenity of the proposal.

The landscaping proposal is broadly to the satisfaction of MEDC Landscape Practice subject to the receipt of some additional information. This has been included within the list of suggested conditions.

Trees – There are a total of 21 individual trees and seven tree groups at the application site.

Overall there will be 23 trees lost as part of the redevelopment proposals. The majority of these will be from within the tree groups, which are inappropriately sited, and of low quality and value.

There will be 80 trees replaced as part of the landscaping proposals. These will be of a mature nature.

The results of the tree survey and tree replacement strategy for the site is considered to comply with the aims of the City Council's Tree Strategy and supported by the City arborist and MEDC Landscape Practice.

Boundary Treatment – The majority of the existing boundary treatment around the perimeter of the application site will be retained. However, the access points off Broadlea Road and Burnage Lane will be upgraded with new vehicular and pedestrian gates and fencing. These will measure 2.4 metres in height and will be of a weldmesh specification which is appropriate from both a security and visual amenity perspective.

A new 4 metre high ball stop fence around the all weather multi use games area will be installed which is considered adequate to control the balls from going into the immediate residential properties.

The boundary treatment is considered to be acceptable, however, the colour of this is yet to be agreed and this will be conditioned as part of the approval

Ecology –As there are mature trees and buildings on site, a full ecological survey of the site was undertaken to examine the presence of bats and birds. The survey has not revealed any unusual results. As such, the Greater Manchester Ecology Unit only recommends that care is taken when removing roof tiles etc, new roosting area created and that vegetation is not cleared during bird nesting season. Such conditions will be contained within any planning approval.

Highway/Car Parking/Travel Plan – A transport statement has been prepared in support of the application.

This has highlighted that there are no real changes to the existing access to the site i.e. servicing off Broadlea Road and vehicular and pedestrian entrances of Burnage Lane.

The major changes to the site is the provision of two new, secure staff and visitor car parks within the site. The main car parking area will be constructed on the former tennis courts and will be accessed via an existing access off Burnage Lane. This car park will consist of 73 car parking spaces plus 7 disabled spaces. This car park will be gated with a buzzer system.

A second visitor car park for visitors/disabled spaces will be positioned at the front of the new school building off Burnage Lane and will be secure through a gate and buzzer system.

The Head of Engineering has no objection to the proposal on car parking grounds.

Concern has however, been raised by the Burnage Ward Members in respect of existing traffic issues connected with the operation of the current school.

The following initiatives/programme of works have been highlighted to help alleviate traffic problems, these include highlighting road safety measures to the school, implementing a safer routes to school programme (which will be extended and improved as part of the schools redevelopment), greater monitoring and enforcement of the yellow line, particularly at peak times by Manchester Parking and finally the school have produced a travel plan as part of the application which seeks to encourage a variety of ways to travel to the site other than by the car. The travel plan also indicates that pupils being dropped off by cars has actually reduced.

The Head of Engineering and the Travel Change Team consider that this should help combat the problems raised by the Members and ensure the smoother working of the school.

GMPTTE have highlighted that no provision has been made within the site for bus turning. Unfortunately, due to the constraints of the site in terms of its size it is not possible to support a bus turning facility without compromising the internal workings of the site and thus the ability of the school to meet its educational needs.

Residential and Visual Amenity – There are residential properties surrounding the site. The rear of the properties along Green End Road will have a car parking area to the back of their properties following the removal of the tennis courts.

These car parking spaces will be screened from view by boundary treatment and additional planting which will act as a buffer from the comings and goings. The properties to the west of the site will have the new all weather pitch close to their rear gardens. Whilst there are some historical problems with balls going into gardens the height of the new fencing should be sufficient to prevent this. The hours of use of this area need to be approved to ensure that activity is confined to certain parts of the days. This is the same for the lighting around the pitch.

Contaminated Land - The historical use of the site indicates that there is possible presence of significant levels of contamination. A contaminated land report, including preliminary assessment, desk top study and remediation strategy investigating the site in terms of ground contamination and water and gas conditions has been submitted. This has been prepared to the satisfaction of the Head of Environmental Health.

Any planning approval should be carried out in accordance with these details and a verification report submitted once the work has been carried out. This a recommended condition of any planning approval.

Flooding - The application site does not fall with a flood risk area, however, as the site area exceeds 1 hectare, PPS25 requires a flood risk assessment be undertaken.

The Environment Agency have raised no objection to the proposal and the contents of the flood risk assessment. However, they have requested a condition relating to preventing materials falling into Shaw Brook during the construction phase and infromatives relating to connection to the public sewer and pile foundations.

This will be included on any planning approval.

Sustainability - Policies E1.5 and E1.6 of the UDP and the Guide to Development in Manchester SPD, seek to ensure that new developments are designed sustainable and incorporate renewable energy. The proposal has been assessed against the BREEAM pre-assessment criteria which has indicated that the proposal should achieve a 'very good' rating.

The proposal also includes the provision of solar panels on the roof of the new building as well as a commitment to ensure that the buildings are well insulated and materials are sourced responsible during construction.

The extensive tree planting will also help improve the biodiversity at the site through habitat creations.

Green travel is promoted through the school travel plan which includes the provision of safe cycle storage at the site.

Designing out Crime – A Crime Impact Statement has been prepared for this proposal. The Architectural Liaison Officer at Greater Manchester Police (GMP) considers that the proposal will meet secure by design standards and has provided recommendations as to how to improve the overall security of the site.

This includes the provision of CCTV and adequate boundary treatment. GMP had raised concern about the recessed area between the 1990s school building and the new extension as this provided opportunity for criminal and antisocial activity. This issue has now been resolved through a design led solution by providing a projected reglit entrance and additional fencing.

Concern was also raised about the recess at the front entrance, beneath the curve. Through lighting and CCTV this area will be secure and will be well overlooked through natural surveillance from within the building and the street scene

A condition is recommended to ensure that secure by design accreditation is achieved and the aspirations of the Crime Impact Statement are satisfied.

Accessibility – The building and grounds have been designed to be fully accessible and compliant with Design for Access 2.

Community Use – The South Manchester Regeneration Framework sets out opportunities that can come from the Building Schools for the Future programme in terms of enhancing the role of schools in this regard.

The Community Statement which accompanied the planning application addresses how the school can play a role in the community.

This statement outlines that the existing school already offers a strong “out of hours” community offer. Such provision includes use of classrooms for community groups and adult education and use of the existing gym during weekdays and weekends. It is anticipated that the new school facility will expand and build upon this community role.

The alterations and improvements to the sports hall and the provision of an all weather pitch will assist in opening up the facilities to different groups within the local community, including Burnage Football Club (juniors) who have been unable to play at the site due to pitch drainage problems.

The status of the campus as an arts and media college will enable the local community to access specific facilities in connection with its status. This will also enhance the adult learning offer and heighten the ‘learning campus’ ethos with Green End Primary School.

Lighting Scheme – A building and site lighting scheme has been designed for the proposal. The lighting scheme will include coverage for the main car parking areas, key points of the building and the multi use games area.

Initial details have been assessed by the Head of Engineering but additional details are still required on the intensity of the lighting to protect residential amenity. Until this information has been received it is recommended that a condition be imposed on any planning approval to ensure that a satisfactory scheme is designed.

The Head of Environmental Health also recommended that a curfew is agreed for the lighting of the community use areas, in particular the multi use games areas, which sits in close proximity to residential properties along Sunnylea Avenue to ensure that the lighting is not on for an excessive amount of time in the late evening.

Refuse/waste management – Details have been provided in terms of the siting of a bin storage area, including elevations. The bin store will be sited at the rear of the 1990s building near the entrance to the school off Broadlea Road. This is a sensible location as this is the main serving area for the school.

The storeroom itself will 2.1 metres in height and will be constructed of the same red brick used on the elevations of the building. Metal gates will secure the unit. This store is considered to be acceptable.

The Burnage Ward Members have raised concern that there are increasing amounts of litter around the school. To overcome these concerns it is considered that additional litter bins should be provided. Details of this are required by a condition of the planning approval.

Environmental Health Considerations – There will be a flue installed at the rear of the 1990s building. A plant room will also be installed at ground level on the north side of the new building.

Technical detail submitted in respect of the flue have been considered to be acceptable. However, the details relating to the noise outbreak of the plant equipment is not complete and thus a condition is recommended, should planning permission be granted, in order that a suitable mitigation scheme is prepared.

In conclusion, it is considered that the proposal will provide a new extension building for the school which will have an enhanced frontage with Burnage Lane. Coupled with the use of high quality materials the building will improve the visual amenity of the surrounding area.

Consideration has been given to sustainability and ways to incorporate renewable energy into the scheme. Efforts have also been made to design out crime and reduce the dependence on the car through the development of a travel plan.

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 the right to a fair hearing and to this end the Committee 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 Unitary Development Plan, the Head of Planning 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. He believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

The application site is the existing Burnage High School for Boys. The proposal will see the comprehensive redevelopment of the site for a new school building and new sports facilities. It is considered that the proposal is of a high quality design and will provide a modern teaching facility.

A detailed hard and soft landscaping scheme is proposed. It is anticipated that the proposal will satisfy the City Council's objectives for sustainability and will have minimal impact on surrounding residential amenity.

The proposal is therefore in accordance with polices WB1, H2.2, E1.1, E1.5, E1.6, E3.5, T1.1, T3.4, T3.6, T3.7, T2.4 of the Unitary Development Plan for the City of Manchester (Adopted 1995), North West of England Plan Regional Spatial Strategy policies DP1, DP2, DP4 and L1, The Guide to Development in Manchester Supplementary Planning Document (Adopted 2007), South Manchester Strategic Regeneration Framework, PPS1, PPS9 and PPS25.

Conditions and/or Reasons

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 unless otherwise agreed in writing by the City Council as Local Planning Authority:

DRAWINGS

BU_CJP_DR_G_00_AZ_NS_4652 REV P3 stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

BU_CJP_DR_G_17_AZ_00_4651 REV T1 stamped as received by the City Council, as Local Planning Authority, on the 30th September 2008.

BU_AL93_002 REV 1, BU_AL93_001 REV A, BU_AE20_005 REV C, BU_AE20_006 REV A, BU_AL90_001 REV N, BU_AL20_001 REV M, BU_AL20_002 REV M, BU_AL20_003 REV H, BU_AL20_004 REV G, BU_AE20_002 REV H, BU_AE20_03 REV G, BU_AL20_006 REV F, BU_AE20_004 REV C, SK003 REV E, stamped as received by the City Council, as Local Planning Authority, on the 14th October 2008.

SUPPORTING INFORMATION

Design and Access Statement Volumes 1 and 2 stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

Sun Path Analysis stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

Contaminated Land additional details (Site investigation, reports and letters) reference GEA J07 216 stamped as received by the City Council on the stamped as received by the City Council, as Local Planning Authority, on the 8TH October 2008.

Access Statement and Fire Safety Strategy stamped as received by the City Council, as Local Planning Authority, on the 17th October 2008.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2; of the Manchester Unitary Development Plan.

Sustainability Statement BU_WB_PR_363/B stamped as received by the City Council, as Local Planning Authority, on the 14TH October 2008.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2; of the Manchester Unitary Development Plan.

3) The development shall be constructed only using the approved materials listed below, unless otherwise agreed in writing by the City Council as local planning authority:

1. Brick: Red Smooth (Chesterton) lbstock;
2. Render: Sto 35140 12 C3;

3. Cladding: Kingspan RAL 5010 Kyanite;
4. Cladding: Kingspan BS 18B17 Gull Grey;
5. Reglit: Cast wired Amethyst;
6. Coloured Glass: STADIP 8178 Sahara Sun;
7. Coloured Glass: STADIP 8641 Tangerine;
8. Opaque colour glass: BA 3113 Tuscan Orange;
9. Opaque colour glass: SGG EMALIT BA2123 Sunrise Yellow;
10. Opaque colour glass: SGG EMALIT Orange;
11. Opaque colour glass: SGG EMALIT BA8153 Neutral Grey;
12. New build/existing window frame & handles RAL 7047;
13. New build/existing door frame RAL 7046;
14. Sports Hall door handles RAL 5010;
15. Kalzip standing Seam polished aluminium finish;
16. Lcopal sureweld TPO dark grey.

Reason - To ensure that the appearance and security 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 pursuant to policy H2.2 of the Unitary Development Plan of the City of Manchester.

4) Prior to the commencement of the development, materials for the hard landscaping, indicated on drawing number BU_PLI_DR_G_91_AZ_NS_6005 REV E, shall be submitted to and approved by the City Council, as Local Planning Authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

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 policy H2.2; of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding drawing number BU_PLI_DR_G_91_AZ_NS_6002 REV E, prior to the commencement of the development details of the colour of the boundary treatment proposed shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The scheme shall then implemented in accordance with the approved details and remain in use for as long as the development is in use.

Reason - To ensure an appropriate appearance for the boundary treatment, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (1995).

6) Notwithstanding drawing numbers BU_PLI_DR_G_91_AZ_NZ_NS_6002 REV E, BU_PLI_DR_G_91_AZ_NS_606 REV E, BU_PLI_DR_G_91_AZ_NS_6007 REV D, BU_PLI_DR_G_91_AZ_NS_6003 REV F, BU_PLI_DR_G_91_AZ_NS_6004 REV F, BU_PLI_DR_G_91_AZ_NS_6001 REV G and BU_PLI_DR_G_91_AZ_NS_6002 REV E, no development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority.

Such details shall include:

- Tree staking methods
- Tree pit details within hard surfaced areas, including proposed growing medium, irrigation and drainage
- Growing medium/topsoil for grassed and planting areas and trees; including proposed depths of topsoil
- Details and depths of proposed mulch to planting beds
- Five year management and maintenance proposals – (*Reference Guide to Development in Manchester (SPD – 2007)*); and
- Details of protection of the trees within the plaza.

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, unless otherwise agree in writing by the City Council as local planning authority.

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 policy H2.2; of the Unitary Development Plan 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 in order to protect the

character of the area, in accordance with Policies 2.4 and 2.6 of the Unitary Development Plan for the City of Manchester.

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

9) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies H2.2 and T2.6 of the Unitary Development Plan for the City of Manchester.

10) The Burnage Travel Plan, DFES No 105557 contained within vol 2 of the Design and Access Statement (stamped as received by the City Council on the 15th August 2008) shall be implemented as part of the operation of the school.

For so long as the use is in operation the local planning authority shall be provided with such information as specified in the Travel Plan and all measures that are identified that can improve the effectiveness of the Travel Plan shall be adopted and implemented within a timescale agreed in writing by the local planning authority.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies T1.1 and T3.4 of the Unitary Development Plan for the City of Manchester, the Guide to Development in Manchester SPD and PPG13.

11) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

12) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. 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 secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

13) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method

(BREEAM) rating of at least 'very good' or 'excellent'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

14) Prior to the commencement of works on site, a strategy for the management of construction traffic, including information regarding site approach routes, hours of deliveries and directional signage shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To safeguard the amenities of nearby residents, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (1995).

15) Prior to the commencement of the development, a scheme showing the location and specification of the Closed Circuit Television (CCTV) at the application site shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The scheme shall then be implemented in accordance with the approved scheme and be in use prior to the first occupation of the building and the external areas unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the site is well monitored to reduce the risk of crime, pursuant to policy E3.5 of the Unitary Development Plan for the City of Manchester (Adopted 1995), the Guide to Development in Manchester SPD and PPS1.

16) No clearance of vegetation or trees from the site should be carried out in the bird nesting season (March to July). If clearance during the nesting season is unavoidable then a survey for nesting birds must be undertaken prior to work commencing and submitted to and approved in writing by the City Council as Local Planning Authority. If nesting birds are found by the survey and are likely to be disturbed by clearance works then clearance should be delayed until after the young have fledged.

Reason - To protect existing habitats, pursuant PPS9.

17) The school shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

Monday to Friday 08:00 to 20:00
Saturday and Sunday 09:00 to 18:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

18) Prior to the first use of the multi-use games area and car park, a curfew for the lighting of the facility shall be submitted to and agreed in writing by the City

Council, as Local Planning Authority. The agreed curfew shall then be implemented and adhered to for as long as the facility is in use.

Reason - In the interests of residential amenity, particularly residents of Jackson Crescent, in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

19) The development must be carried out in accordance with the following documents:

- Preliminary Desk Study Referenced J07216 MC 1 stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.
- Site Investigation Report Referenced J07216 Rep Issue 1 stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.
- Further Work Letter Referenced J07216 MC 2 stamped as received by the City Council, as Local Planning Authority, on the 8th October 2008.
- Gas Monitoring Addendum Letter Referenced J07216 MC3 stamped as received by the City Council, as Local Planning Authority, on the 8th October 2008.
- DQRA Letter stamped as received by the City Council, as Local Planning Authority, on the 8th October 2008.
- Further Work in the MUGA J07216 MC5 stamped as received by the City Council, as Local Planning Authority, on the 8th October 2008.

The development shall be carried out in accordance with the previously agreed Remediation Strategy Site Investigation Report. On completion of the works outlined within the above documentation, 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, an Expert has prepared a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy Site Investigation Report) which shall be 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 Site Investigation Report, which shall take precedence over any Remediation Strategy Site Investigation Report or earlier Revised Remediation Strategy Investigation Report.

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 H2.2 of the Unitary Development Plan for the City of Manchester.

20) Prior to the commencement of the development, a building and site lighting scheme shall be submitted to and approved by the City Council, as Local Planning Authority.

Reason - To ensure the site is well lit and in the interests of residential amenity pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (Adopted 1995).

21) Prior to the commencement of the development a scheme to protect Shaw Brook from building materials during construction shall be submitted and approved in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented during the construction of the development hereby approved.

Reason – To prevent pollution to Shaw Brook, pursuant to PPS25.

22) Prior to the commencement of the development, details of litter bins, including type and size, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved bins shall be implemented prior the first use of the development and shall remain there for so long as the use is in existence.

Reason - To maintain the quality of the street environment in the locality of the development in order to comply with Policies H2.1, H2.2, H2.6, DC10.1, DC10.4 and DC10.5 of the Unitary Development Plan for the City of Manchester.

23) Prior to the commencement of the development, details of the surface treatment, layout and drainage of the new playing field and synthetic turf pitch, a maintenance and management plan and a programme for delivery (including a date of first use) shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

Reason – To ensure the playing pitch is laid and maintained in an appropriate manner to ensure its continued use pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester and PPG17.

24) Prior to the commencement of the development a Community Use Scheme shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The scheme shall include details of pricing policy, hours of use access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved scheme shall be implemented upon the first use of the building hereby approved.

Reason - To ensure a well managed, safe community access to the sports facilities is available, pursuant to PPG17.

25) Before the development hereby approved commences, the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council, as Local Planning Authority.

Externally mounted ancillary plant, equipment and servicing shall be acoustically treated in accordance with a scheme designed so as to achieve a noise level of 5Db below the existing background (LA90) in each band at the nearest noise sensitive location.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (1995).

26) Prior to the first use of the buildings, sports hall, playfields and all weather pitch hereby by approved, the hours of use for the community use of the building shall be submitted to and approved in writing by the City Council. The agreed opening hours shall then be implemented and adhered to for as long as the facility us in use.

Reason - In the interests of residential amenity, in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

27) Deliveries, servicing and collections, including waste collections shall not take place outside of the following hours:

07:30 to 20:00 Monday to Saturday

No deliveries/waste collections on Sunday/Bank Holidays

Reason - In the interest of the amenities of occupiers of nearby properties, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (1995).

INFORMATIVE

Consultation should be held with the City Council Access Officer throughout the course of the development to ensure the standards outlined within the access statement are adhered to.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 087471/VO/2008/S2 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Chief Executive's Landscape Practice Group
Engineering Services
Environmental Health
Contaminated Land Section
Environment & Operations (Trees)
Environment & Operations (Refuse & Sustainability)
Access Officer
South Manchester Regeneration
Environment Agency
GMPTTE

Greater Manchester Police
Steve Hobson, Crime Reduction Officer
Greater Manchester Ecology Unit
Sport England (NW Region)
North West Regional Assembly
Travel Change Team
363 Burnage Lane, Manchester, M19 1DG
12 Westdean Crescent, Manchester, M19 1FB
9 Westdean Crescent, Manchester, M19 1GB
359 Burnage Lane, Manchester, M19 1DG
361 Burnage Lane, Manchester, M19 1DG
22 Alston Gardens, Manchester, M19 1DW
24 Alston Gardens, Manchester, M19 1DW
25 Alston Gardens, Manchester, M19 1DW
27 Alston Gardens, Manchester, M19 1DW
28 Alston Gardens, Manchester, M19 1DW
26 Alston Gardens, Manchester, M19 1DW
226 Errwood Road, Manchester, M19 1HX
224 Errwood Road, Manchester, M19 1HX
222 Errwood Road, Manchester, M19 1HX
220 Errwood Road, Manchester, M19 1HX
218 Errwood Road, Manchester, M19 1HX
216 Errwood Road, Manchester, M19 1HX
214 Errwood Road, Manchester, M19 1HX
3 Alston Gardens, Manchester, M19 1DW
2 Alston Gardens, Manchester, M19 1DW
5 Alston Gardens, Manchester, M19 1DW
4 Alston Gardens, Manchester, M19 1DW
7 Alston Gardens, Manchester, M19 1DW
6 Alston Gardens, Manchester, M19 1DW
9 Alston Gardens, Manchester, M19 1DW
11 Alston Gardens, Manchester, M19 1DW
8 Alston Gardens, Manchester, M19 1DW
13 Alston Gardens, Manchester, M19 1DW
15 Alston Gardens, Manchester, M19 1DW
12 Alston Gardens, Manchester, M19 1DW
10 Alston Gardens, Manchester, M19 1DW
19 Alston Gardens, Manchester, M19 1DW
17 Alston Gardens, Manchester, M19 1DW
14 Alston Gardens, Manchester, M19 1DW
16 Alston Gardens, Manchester, M19 1DW
21 Alston Gardens, Manchester, M19 1DW
18 Alston Gardens, Manchester, M19 1DW
20 Alston Gardens, Manchester, M19 1DW
23 Alston Gardens, Manchester, M19 1DW
36 Westdean Crescent, Manchester, M19 1DP
10 Pearn Avenue, Manchester, M19 1FQ
32 Westdean Crescent, Manchester, M19 1DP
34 Westdean Crescent, Manchester, M19 1DP
12 Pearn Avenue, Manchester, M19 1FQ
30 Westdean Crescent, Manchester, M19 1DP
15 Ashburn Avenue, Manchester, M19 1DQ
28 Westdean Crescent, Manchester, M19 1DP

13 Ashburn Avenue, Manchester, M19 1DQ
11 Ashburn Avenue, Manchester, M19 1DQ
9 Ashburn Avenue, Manchester, M19 1DQ
17 Ashburn Avenue, Manchester, M19 1DQ
19 Ashburn Avenue, Manchester, M19 1DQ
7 Ashburn Avenue, Manchester, M19 1DQ
5 Ashburn Avenue, Manchester, M19 1DQ
3 Ashburn Avenue, Manchester, M19 1DQ
20 Ashburn Avenue, Manchester, M19 1DQ
1 Ashburn Avenue, Manchester, M19 1DQ
18 Ashburn Avenue, Manchester, M19 1DQ
14 Sunnylea Avenue, Manchester, M19 1BU
16 Sunnylea Avenue, Manchester, M19 1BU
17 Sunnylea Avenue, Manchester, M19 1BU
12 Sunnylea Avenue, Manchester, M19 1BU
10 Sunnylea Avenue, Manchester, M19 1BU
15 Sunnylea Avenue, Manchester, M19 1BU
13 Sunnylea Avenue, Manchester, M19 1BU
6 Sunnylea Avenue, Manchester, M19 1BU
8 Sunnylea Avenue, Manchester, M19 1BU
11 Sunnylea Avenue, Manchester, M19 1BU
Burnage High School For Boys, Burnage Lane, Manchester, M19 1ER
9 Sunnylea Avenue, Manchester, M19 1BU
4 Sunnylea Avenue, Manchester, M19 1BU
5 Sunnylea Avenue, Manchester, M19 1BU
7 Sunnylea Avenue, Manchester, M19 1BU
2 Sunnylea Avenue, Manchester, M19 1BU
81 Broadlea Road, Manchester, M19 1ED
3 Sunnylea Avenue, Manchester, M19 1BU
1 Sunnylea Avenue, Manchester, M19 1BU
77 Broadlea Road, Manchester, M19 1EG
79 Broadlea Road, Manchester, M19 1EG
75 Broadlea Road, Manchester, M19 1EG
73 Broadlea Road, Manchester, M19 1EG
71 Broadlea Road, Manchester, M19 1EG
69 Broadlea Road, Manchester, M19 1EG
65 Broadlea Road, Manchester, M19 1EG
76 Broadlea Road, Manchester, M19 1BG
212 Errwood Road, Manchester, M19 1HX
210b, Errwood Road, Manchester, M19 1HX
210a, Errwood Road, Manchester, M19 1HX
210 Errwood Road, Manchester, M19 1HX
208 Errwood Road, Manchester, M19 1HX
206 Errwood Road, Manchester, M19 1HX
204 Errwood Road, Manchester, M19 1HX
302 Errwood Road, Manchester, M19 1DX
22 Dernford Avenue, Manchester, M19 1DU
300 Errwood Road, Manchester, M19 1DX
21 Dernford Avenue, Manchester, M19 1DU
465b, Burnage Lane, Manchester, M19 1EA
298 Errwood Road, Manchester, M19 1DX
296 Errwood Road, Manchester, M19 1DX
19 Dernford Avenue, Manchester, M19 1DU

17 Dernford Avenue, Manchester, M19 1DU
294 Errwood Road, Manchester, M19 1DX
292 Errwood Road, Manchester, M19 1DX
290 Errwood Road, Manchester, M19 1DX
288 Errwood Road, Manchester, M19 1DX
286 Errwood Road, Manchester, M19 1DX
284 Errwood Road, Manchester, M19 1DX
282 Errwood Road, Manchester, M19 1DX
280 Errwood Road, Manchester, M19 1DX
278 Errwood Road, Manchester, M19 1DX
426 Burnage Lane, Manchester, M19 1LH
428 Burnage Lane, Manchester, M19 1LH
430 Burnage Lane, Manchester, M19 1LH
434 Burnage Lane, Manchester, M19 1LH
432 Burnage Lane, Manchester, M19 1LH
Sharif Greengrocers, 436-438, Burnage Lane, Manchester, M19 1LH
455 Burnage Lane, Manchester, M19 1EA
457 Burnage Lane, Manchester, M19 1EA
459 Burnage Lane, Manchester, M19 1EA
461 Burnage Lane, Manchester, M19 1EA
463 Burnage Lane, Manchester, M19 1EA
465a, Burnage Lane, Manchester, M19 1EA
465 Burnage Lane, Manchester, M19 1EA
467 Burnage Lane, Manchester, M19 1EA
469 Burnage Lane, Manchester, M19 1EA
471 Burnage Lane, Manchester, M19 1EA
496 Burnage Lane, Manchester, M19 1LD
22 Carrgreen Close, Manchester, M19 1LT
464a, Burnage Lane, Manchester, M19 1LH
D E S Burnage Llp, 464 Burnage Lane, Manchester, M19 1LH
24 Carrgreen Close, Manchester, M19 1LT
31 Carrgreen Close, Manchester, M19 1LT
26 Carrgreen Close, Manchester, M19 1LT
70 Overlea Drive, Manchester, M19 1LS
Savoir Faire, 448 Burnage Lane, Manchester, M19 1LH
33 Carrgreen Close, Manchester, M19 1LT
Yummy Chip Shop, 446 Burnage Lane, Manchester, M19 1LH
35 Carrgreen Close, Manchester, M19 1LT
72 Overlea Drive, Manchester, M19 1LS
444a, Burnage Lane, Manchester, M19 1LH
444 Burnage Lane, Manchester, M19 1LH
74 Overlea Drive, Manchester, M19 1LS
Data Take Away, 442 Burnage Lane, Manchester, M19 1LH
442a, Burnage Lane, Manchester, M19 1LH
37 Carrgreen Close, Manchester, M19 1LT
39 Carrgreen Close, Manchester, M19 1LT
76 Overlea Drive, Manchester, M19 1LS
Chinese4u, 440 Burnage Lane, Manchester, M19 1LH
440a, Burnage Lane, Manchester, M19 1LH
82 Green End Road, Manchester, M19 1LL
84 Green End Road, Manchester, M19 1LL
53 Overlea Drive, Manchester, M19 1QY
55 Overlea Drive, Manchester, M19 1QY

78 Overlea Drive, Manchester, M19 1LS
80 Overlea Drive, Manchester, M19 1LS
82 Overlea Drive, Manchester, M19 1LS
84 Overlea Drive, Manchester, M19 1LS
86 Overlea Drive, Manchester, M19 1LS
88 Overlea Drive, Manchester, M19 1LS
90 Overlea Drive, Manchester, M19 1LS
92 Overlea Drive, Manchester, M19 1LS
41 Carrgreen Close, Manchester, M19 1LT
43 Carrgreen Close, Manchester, M19 1LT
86 Green End Road, Manchester, M19 1LN
34 Carrgreen Close, Manchester, M19 1LT
32 Carrgreen Close, Manchester, M19 1LT
88 Green End Road, Manchester, M19 1LN
30 Carrgreen Close, Manchester, M19 1LT
67 Broadlea Road, Manchester, M19 1EG
74 Broadlea Road, Manchester, M19 1BG
72 Broadlea Road, Manchester, M19 1BG
70 Broadlea Road, Manchester, M19 1BG
246a, Errwood Road, Manchester, M19 1HY
50 Westdean Crescent, Manchester, M19 1DP
48 Westdean Crescent, Manchester, M19 1DP
244 Errwood Road, Manchester, M19 1HX
27 Westdean Crescent, Manchester, M19 1GB
242 Errwood Road, Manchester, M19 1HX
25 Westdean Crescent, Manchester, M19 1GB
240 Errwood Road, Manchester, M19 1HX
23 Westdean Crescent, Manchester, M19 1GB
238 Errwood Road, Manchester, M19 1HX
21 Westdean Crescent, Manchester, M19 1GB
236 Errwood Road, Manchester, M19 1HX
19 Westdean Crescent, Manchester, M19 1GB
234 Errwood Road, Manchester, M19 1HX
232 Errwood Road, Manchester, M19 1HX
17 Westdean Crescent, Manchester, M19 1GB
230 Errwood Road, Manchester, M19 1HX
15 Westdean Crescent, Manchester, M19 1GB
228 Errwood Road, Manchester, M19 1HX
The Old Coach House, Burnage Lane, Manchester, M19 1DR
Green End Junior School, Burnage Lane, Manchester, M19 1DR
405 Burnage Lane, Manchester, M19 1FG
403 Burnage Lane, Manchester, M19 1FG
401 Burnage Lane, Manchester, M19 1FG
399 Burnage Lane, Manchester, M19 1FG
397 Burnage Lane, Manchester, M19 1DG
395 Burnage Lane, Manchester, M19 1DG
2 Pearn Road, Manchester, M19 1DS
393 Burnage Lane, Manchester, M19 1DG
391 Burnage Lane, Manchester, M19 1DG
4 Pearn Road, Manchester, M19 1DS
389 Burnage Lane, Manchester, M19 1DG
387 Burnage Lane, Manchester, M19 1DG
6 Pearn Road, Manchester, M19 1DS

1 Pearn Avenue, Manchester, M19 1FQ
385 Burnage Lane, Manchester, M19 1DG
8 Pearn Road, Manchester, M19 1DS
3 Pearn Avenue, Manchester, M19 1FQ
383 Burnage Lane, Manchester, M19 1DG
5 Pearn Avenue, Manchester, M19 1FQ
7 Pearn Avenue, Manchester, M19 1FQ
10 Pearn Road, Manchester, M19 1DS
381 Burnage Lane, Manchester, M19 1DG
379 Burnage Lane, Manchester, M19 1DG
9 Pearn Avenue, Manchester, M19 1FQ
377 Burnage Lane, Manchester, M19 1DG
11 Pearn Avenue, Manchester, M19 1FQ
375 Burnage Lane, Manchester, M19 1DG
2 Pearn Avenue, Manchester, M19 1FQ
4 Pearn Avenue, Manchester, M19 1FQ
9 Woodview Avenue, Manchester, M19 1PD
9 Pearn Road, Manchester, M19 1DS
10 Woodview Avenue, Manchester, M19 1PD
6 Woodview Avenue, Manchester, M19 1PD
7 Pearn Road, Manchester, M19 1DS
8 Woodview Avenue, Manchester, M19 1PD
246 Errwood Road, Manchester, M19 1HY
5 Pearn Road, Manchester, M19 1DS
3 Pearn Road, Manchester, M19 1DS
1 Pearn Road, Manchester, M19 1DS
44 Westdean Crescent, Manchester, M19 1DP
40 Westdean Crescent, Manchester, M19 1DP
42 Westdean Crescent, Manchester, M19 1DP
46 Westdean Crescent, Manchester, M19 1DP
6 Pearn Avenue, Manchester, M19 1FQ
38 Westdean Crescent, Manchester, M19 1DP
8 Pearn Avenue, Manchester, M19 1FQ
10 Fair Oak Road, Manchester, M19 1FR
433 Burnage Lane, Manchester, M19 1EA
8 Fair Oak Road, Manchester, M19 1FR
431 Burnage Lane, Manchester, M19 1EA
23 Fair Oak Road, Manchester, M19 1DT
6 Fair Oak Road, Manchester, M19 1FR
21 Fair Oak Road, Manchester, M19 1DT
429 Burnage Lane, Manchester, M19 1EA
4 Fair Oak Road, Manchester, M19 1FR
2 Fair Oak Road, Manchester, M19 1FR
19 Fair Oak Road, Manchester, M19 1DT
17 Fair Oak Road, Manchester, M19 1DT
15 Fair Oak Road, Manchester, M19 1DT
13 Fair Oak Road, Manchester, M19 1DT
28 Carrgreen Close, Manchester, M19 1LT
90 Green End Road, Manchester, M19 1LN
92 Green End Road, Manchester, M19 1LN
494 Burnage Lane, Manchester, M19 1LD
490 Burnage Lane, Manchester, M19 1LD
492 Burnage Lane, Manchester, M19 1LD

488 Burnage Lane, Manchester, M19 1LD
486 Burnage Lane, Manchester, M19 1LD
482 Burnage Lane, Manchester, M19 1LD
484 Burnage Lane, Manchester, M19 1LD
12 Carrgreen Close, Manchester, M19 1LT
10 Carrgreen Close, Manchester, M19 1LT
16 Carrgreen Close, Manchester, M19 1LT
14 Carrgreen Close, Manchester, M19 1LT
William Hill Bookmakers, 478 Burnage Lane, Manchester, M19 1LH
The Launderette, 470-474, Burnage Lane, Manchester, M19 1LH
470a, Burnage Lane, Manchester, M19 1LH
18 Carrgreen Close, Manchester, M19 1LT
25 Carrgreen Close, Manchester, M19 1LT
468a, Burnage Lane, Manchester, M19 1LH
468 Burnage Lane, Manchester, M19 1LH
20 Carrgreen Close, Manchester, M19 1LT
27 Carrgreen Close, Manchester, M19 1LT
Green End Newsagents, 466 Burnage Lane, Manchester, M19 1LH
29 Carrgreen Close, Manchester, M19 1LT
43 Broadhill Road, Manchester, M19 1AQ
41 Broadhill Road, Manchester, M19 1AQ
39 Broadhill Road, Manchester, M19 1AQ
37 Broadhill Road, Manchester, M19 1AQ
35 Broadhill Road, Manchester, M19 1AQ
33 Broadhill Road, Manchester, M19 1AQ
31 Broadhill Road, Manchester, M19 1AQ
29 Broadhill Road, Manchester, M19 1AQ
30 Broadhill Road, Manchester, M19 1AP
32 Broadhill Road, Manchester, M19 1AP
8 Broadlea Road, Manchester, M19 1BZ
10 Broadlea Road, Manchester, M19 1BZ
9 Broadhill Road, Manchester, M19 1AQ
12 Broadlea Road, Manchester, M19 1BZ
11 Broadhill Road, Manchester, M19 1AQ
13 Broadhill Road, Manchester, M19 1AQ
15 Broadhill Road, Manchester, M19 1AQ
17 Broadhill Road, Manchester, M19 1AQ
19 Broadhill Road, Manchester, M19 1AQ
21 Broadhill Road, Manchester, M19 1AQ
23 Broadhill Road, Manchester, M19 1AQ
25 Broadhill Road, Manchester, M19 1AQ
27 Broadhill Road, Manchester, M19 1AQ
27 Broadlea Road, Manchester, M19 1FA
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Manchester City Council, Broadhill Road, Manchester, M19 1AG
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9 Edgedale Avenue, Manchester, M19 1LQ
11 Overlea Drive, Manchester, M19 1QS
9 Overlea Drive, Manchester, M19 1QS
7 Overlea Drive, Manchester, M19 1QS
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St. Bernards Presbytery, Burnage Lane, Manchester, M19 1DR
353 Burnage Lane, Manchester, M19 1DG
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351 Burnage Lane, Manchester, M19 1DG
St. Bernards Primary School, Burnage Lane, Manchester, M19 1DR
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278a, Burnage Lane, Manchester, M19 1EN
278 Burnage Lane, Manchester, M19 1EN
276 Burnage Lane, Manchester, M19 1EN
274 Burnage Lane, Manchester, M19 1EN
272 Burnage Lane, Manchester, M19 1EN
270 Burnage Lane, Manchester, M19 1EN
268 Burnage Lane, Manchester, M19 1EN
Burnage Health Care Centre, 347 Burnage Lane, Manchester, M19 1EW
Burnage Wine Store, 266 Burnage Lane, Manchester, M19 1EN
52 Shawbrook Road, Manchester, M19 1DN
7 Westdean Crescent, Manchester, M19 1GB
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19 Sunnylea Avenue, Manchester, M19 1BU
Hunts Motorcycles, 255-257, Kingsway, Manchester, M19 1AN
11 Ferndale Gardens, Manchester, M19 1AW
Kingsway Carpets, 253 Kingsway, Manchester, M19 1AL
Call & Save, 251 Kingsway, Manchester, M19 1AL
13 Ferndale Gardens, Manchester, M19 1AW
197 Mauldeth Road, Manchester, M19 1AX
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J Hairdressing, 197a, Mauldeth Road, Manchester, M19 1AX
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Booth & Howarth, 192-194, Mauldeth Road, Manchester, M19 1AJ
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279 Kingsway, Manchester, M19 1AN
277 Kingsway, Manchester, M19 1AN
275 Kingsway, Manchester, M19 1AN
273 Kingsway, Manchester, M19 1AN
Godfather Kebab House, 271 Kingsway, Manchester, M19 1AN
Hayleys Beauty Parlour, 269a, Kingsway, Manchester, M19 1AN
Kansas Chicken, 267 Kingsway, Manchester, M19 1AN
Launderette, 265 Kingsway, Manchester, M19 1AN
7 Ferndale Gardens, Manchester, M19 1AW
9 Ferndale Gardens, Manchester, M19 1AW
263a, Kingsway, Manchester, M19 1AN
Unique Furnishing, 263 Kingsway, Manchester, M19 1AN
Sinbad Delicatessen, 261 Kingsway, Manchester, M19 1AN
Eastern Spice Curry House, 259 Kingsway, Manchester, M19 1AN
259a, Kingsway, Manchester, M19 1AN
335 Kingsway, Manchester, M19 1BW
2 Thornfield Road, Manchester, M19 1BN
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1 Thornfield Road, Manchester, M19 1BN
5 Thornfield Road, Manchester, M19 1BN
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9 Thornfield Road, Manchester, M19 1BN
11 Thornfield Road, Manchester, M19 1BN
10 Thornfield Road, Manchester, M19 1BN
12 Thornfield Road, Manchester, M19 1BN
13 Thornfield Road, Manchester, M19 1BN
Manchester City Council, Direct Works, Green End Road, Manchester, M19
1LF
15 Thornfield Road, Manchester, M19 1BN

4 Holcombe Gardens, Manchester, M19 1DF
14 Thornfield Road, Manchester, M19 1BN
5 Holcombe Gardens, Manchester, M19 1DF
16 Thornfield Road, Manchester, M19 1BN
19 Thornfield Road, Manchester, M19 1BN
17 Thornfield Road, Manchester, M19 1BN
15 Green End Road, Manchester, M19 1LF
13 Green End Road, Manchester, M19 1LF
11 Green End Road, Manchester, M19 1LF
9 Green End Road, Manchester, M19 1LF
102 Broadlea Road, Manchester, M19 1BS
7 Green End Road, Manchester, M19 1SQ
100 Broadlea Road, Manchester, M19 1BS
The Best One, 5 Green End Road, Manchester, M19 1SQ
The Crispy Cod, 3 Green End Road, Manchester, M19 1SQ
3a Kingsway Buildings, Kingsway, Manchester, M19 1PH
Save Off Licence, 6 Kingsway Buildings, Kingsway, Manchester, M19 1PH
Farid & Fahrrah, 6a Kingsway Buildings, Kingsway, Manchester, M19 1PH
4a Kingsway Buildings, Kingsway, Manchester, M19 1PH
F Whyte Chemists, 5 Kingsway Buildings, Kingsway, Manchester, M19 1PH
98 Broadlea Road, Manchester, M19 1BS
2a Kingsway Buildings, Kingsway, Manchester, M19 1PH
Ebbefone Galleria, 1-2 Kingsway Buildings, Kingsway, Manchester, M19 1PH
3 Kingsway Buildings, Kingsway, Manchester, M19 1PH
Bombay Nights, 3 Central Buildings, Kingsway, Manchester, M19 1SP
Mortgage Direct, 4 Central Buildings, Kingsway, Manchester, M19 1SP
Global Travel, 4 Central Buildings, Kingsway, Manchester, M19 1SP
Pizza Royal, 2 Central Buildings, Kingsway, Manchester, M19 1SP
1 Central Buildings, Kingsway, Manchester, M19 1SP
Nip In 2 Noreens, 4 Kingsway Buildings, Kingsway, Manchester, M19 1PH
339 Kingsway, Manchester, M19 1BW
337 Kingsway, Manchester, M19 1BW
8 Overlea Drive, Manchester, M19 1LG
6 Overlea Drive, Manchester, M19 1LG
4 Overlea Drive, Manchester, M19 1LG
2 Overlea Drive, Manchester, M19 1LG
16 Green End Road, Manchester, M19 1LJ
14 Green End Road, Manchester, M19 1LJ
12 Green End Road, Manchester, M19 1LJ
10 Green End Road, Manchester, M19 1LJ
8 Green End Road, Manchester, M19 1LJ
Supa Cars Private Hire Ltd, 6 Green End Road, Manchester, M19 1LJ
333 Kingsway, Manchester, M19 1BW
331 Kingsway, Manchester, M19 1BW
329 Kingsway, Manchester, M19 1BW
327 Kingsway, Manchester, M19 1BW
325 Kingsway, Manchester, M19 1BW
323 Kingsway, Manchester, M19 1BW
321 Kingsway, Manchester, M19 1BW
319 Kingsway, Manchester, M19 1BW
317 Kingsway, Manchester, M19 1BW
315 Kingsway, Manchester, M19 1BW
1 Holcombe Gardens, Manchester, M19 1DF

313 Kingsway, Manchester, M19 1BW
2 Holcombe Gardens, Manchester, M19 1DF
3 Holcombe Gardens, Manchester, M19 1DF
311 Kingsway, Manchester, M19 1BW
309 Kingsway, Manchester, M19 1BW
307 Kingsway, Manchester, M19 1BW
305 Kingsway, Manchester, M19 1BW
303 Kingsway, Manchester, M19 1BW
Post Office, 347 Kingsway, Manchester, M19 1NQ
347a, Kingsway, Manchester, M19 1NQ
343-345, Kingsway, Manchester, M19 1NQ
33 Shawbrook Road, Manchester, M19 1DL
31 Shawbrook Road, Manchester, M19 1DL
29 Shawbrook Road, Manchester, M19 1DL
27 Shawbrook Road, Manchester, M19 1DL
25 Shawbrook Road, Manchester, M19 1DL
23 Shawbrook Road, Manchester, M19 1DL
63 Broadlea Road, Manchester, M19 1ES
61 Broadlea Road, Manchester, M19 1ES
59 Broadlea Road, Manchester, M19 1ES
57 Broadlea Road, Manchester, M19 1ES
55 Broadlea Road, Manchester, M19 1ES
68 Broadlea Road, Manchester, M19 1BG
53 Broadlea Road, Manchester, M19 1ES
66 Broadlea Road, Manchester, M19 1BG
51 Broadlea Road, Manchester, M19 1ES
49 Broadlea Road, Manchester, M19 1ES
64 Broadlea Road, Manchester, M19 1BG
62 Broadlea Road, Manchester, M19 1BG
8 Woodlea Avenue, Manchester, M19 1BX
6 Woodlea Avenue, Manchester, M19 1BX
2 Woodlea Avenue, Manchester, M19 1BX
4 Woodlea Avenue, Manchester, M19 1BX
10 Woodlea Avenue, Manchester, M19 1BX
60 Broadlea Road, Manchester, M19 1BG
12 Woodlea Avenue, Manchester, M19 1BX
16 Woodlea Avenue, Manchester, M19 1BX
14 Woodlea Avenue, Manchester, M19 1BX
1 Woodlea Avenue, Manchester, M19 1BX
3 Woodlea Avenue, Manchester, M19 1BX
47 Broadlea Road, Manchester, M19 1ES
20 Woodlea Avenue, Manchester, M19 1BX
18 Woodlea Avenue, Manchester, M19 1BX
45 Broadlea Road, Manchester, M19 1ES
22 Woodlea Avenue, Manchester, M19 1BX
7 Woodlea Avenue, Manchester, M19 1BX
5 Woodlea Avenue, Manchester, M19 1BX
21 Woodlea Avenue, Manchester, M19 1BX
16 Ashburn Avenue, Manchester, M19 1DQ
14 Ashburn Avenue, Manchester, M19 1DQ
8 Ashburn Avenue, Manchester, M19 1DQ
12 Ashburn Avenue, Manchester, M19 1DQ
6 Ashburn Avenue, Manchester, M19 1DQ

10 Ashburn Avenue, Manchester, M19 1DQ
4 Ashburn Avenue, Manchester, M19 1DQ
2 Ashburn Avenue, Manchester, M19 1DQ
22 Westdean Crescent, Manchester, M19 1FB
373 Burnage Lane, Manchester, M19 1DG
20 Westdean Crescent, Manchester, M19 1FB
371 Burnage Lane, Manchester, M19 1DG
1 Alston Gardens, Manchester, M19 1DW
369 Burnage Lane, Manchester, M19 1DG
367 Burnage Lane, Manchester, M19 1DG
13 Westdean Crescent, Manchester, M19 1GB
18 Westdean Crescent, Manchester, M19 1FB
16 Westdean Crescent, Manchester, M19 1FB
365 Burnage Lane, Manchester, M19 1DG
11 Westdean Crescent, Manchester, M19 1GB
14 Westdean Crescent, Manchester, M19 1FB

Representations were received from the following third parties:

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Mr Robin Gower 22 Woodlea Avenue

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