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<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
092341/VO/2010/N2	5th Feb 2010	11 <sup>th</sup> March 2010	Gorton South Ward

**Proposal** CITY COUNCIL DEVELOPMENT Erection of a two storey building to form a Special Educational Needs School for 150 children aged 4-19 with associated car parking, play areas, multi-use games area, landscaping and boundary treatments and the erection of a two storey building to provide accommodation for residential and respite care for 20 schoolchildren; including the retention of the existing sports hall and new servicing access point from Mount Road

**Location** Cedar Mount High School, Matthews Lane, Gorton, Manchester, M18 7SP

**Applicant** Mr John Edwards, Children's Services Manchester City Council, C/o Agent,

**Agent** Mr Pablo Iglesias, Ellis Williams Architects, Wellfield, Chester Road, Runcorn, Cheshire, WA7 3BA,

### **Description**

#### Site

The application site is the former Cedar Mount School, on Mount Road within the Gorton South ward of Manchester. The site is approximately 2.4 hectares in area. To the immediate north of the application site is the Gorton Mount Primary School, to the east are the Melland playing fields, to the west the former Matthews Lane landfill site and to the south residential properties along Matthews Lane. The site is in close proximity to the line of Nico Ditch which is believed to run under Matthews Lane at this point.

The site comprises unoccupied school buildings with associated hard surface pathways, playgrounds and car parking. A former caretaker's residential property and garden is located midway along the sites eastern boundary. The stand-alone sports hall is currently still in use by the community. All of the former school buildings except the sports hall are in a state of disrepair.

Currently vehicular access to the school grounds is from Matthews Lane. Pedestrian access is currently from Matthews Lane and Mount Road. Public access is currently prohibited to the site except for the sports hall situated to the south east of the site, which is used as a boxing gym by the community. This building has separate access from Matthews Road.

#### Application

The proposed new Grange School will replace the existing facilities currently located on Dickenson Road in Rusholme.

The Grange is a Special Educational Needs School catering for children aged 4 – 19 with Autistic Spectrum Disorders. Children will attend the school from across the City.

The proposals are for: the demolition of the existing Cedar Mount buildings, the construction of the new school building including a new separate residential facility for the School on the site, and the retention of the existing sports hall. The proposals also incorporates car parking areas, external areas of hard and soft play, a multi use games area, service access from Mount Road, staff and visitor vehicular access via the existing access point on Matthews lane.

The new facilities will enable Grange to extend its offer to provide specialist education, with the school expanding from 80 places to 150. The new facilities will also enable Grange to provide residential care and short break provision for up to 20 children. In addition the inclusion of conference, training and specialist therapy facilities will enable Grange to provide support to children with Autistic Spectrum Disorders across Manchester. Specialist teams will be based at Grange to serve local primary and secondary schools across the city to support children with additional needs.

The school and residential buildings are set back into the site from the Mount Road and Matthews Lane frontage. There are to be separate entrances for the primary and secondary school elements with these both being located directly in front of the drop off zone. The application indicates the particular design requirements needed to be considered for the school and its pupils this includes:

- Sensory issues: natural daylight, good acoustic control, none flickering lighting, even light, none reflective surfaces, appropriate tactile experiences, use of tactile experience to help navigate space.
- Clear ordered design, a building which is easy to read – using variety of senses to help with this.
- Careful zoning of spaces with clear cues as what activities take place in particular areas.
- Managing transition at key points in the day and between types of space: start of the day, meal times, inside / outside, classroom / sensory room etc.
- Robust design
- Olfactory sensitivity: managing kitchen smells, types of planting, location of food tech areas.
- A safe building & landscape: secure perimeters, carefully managed access, increased independence enabled through a safe site, good passive supervision.
- Good access to the outdoors.
- A variety of outdoor experiences: places to be together, places to be alone, places to climb / run / swing / cycle / walk, spaces to learn team games.
- Spaces where children can choose to have their own space and others where they can choose to share space with others.

The main school building is two storey and wraps around a central Courtyard. The classrooms will provide direct access to an external play area. The Primary spaces face the open field across the western boundary of the site, and the Secondary class spaces face the eastern external play area. A dining space is proposed slightly separated from the main school building but linked through a covered walkway. The front of the school building contains the majority of the staff and visitor spaces.

The residential facility within the scheme will cater for 20 children in 4 groups of 5 pupils. Each group of 5 will require 6 bedrooms in total – 5 for pupils and one for a sleeping member of staff. Two of the groups will be for full time residents where the other two groups will be for respite care. The residential building is located towards the northern part of the application site separate from the main school building. The proposal is for a domestic scale of building being two storeys in height and is set away from the boundary of the site.

The landscape design for the site includes a variety of spaces including:

- 'Class-bases' which are external rooms located immediately adjacent to the ground floor secondary and primary classrooms.
- Play areas for both primary and secondary pupils consist of a hard playground for general use during break times.
- A MUGA, located at the southeastern corner of the site caters for all-weather sports provision.
- The internal courtyard
- Allotment areas for both primary and secondary pupils located adjacent to the kitchen and service access.
- An area of amenity woodland located in the north-western corner of the site.
- Significant tree planting in addition to the amenity woodland across the site.

All vehicular access for staff and visitors is from Matthews Lane. The main car park accommodates (approx 84 spaces) with separate drop-off zones for Foundation, Primary and Secondary pupils.

The residential staff and visitors have a separate small car park (12 spaces) via a new access point from Mount Road. Servicing is also proposed to take place from this access.

The existing 1.3m height boundary railings are to be retained around the car park and existing sports hall. The existing fencing on the western boundary of the site is to be retained. The remainder of the site will be enclosed by a 3.0m height secure fence-line.

### **Consultations**

Local residents were notified of the application no responses have been received.

Contaminated Land Section – Recommend an appropriate contaminated land condition be attached to any approval.

GMP Design for Security – Support the scheme subject to the inclusion of those points raised within the Crime Impact Statement.

Highway Services – No objections they have made comments relating to: the reinstated of redundant vehicular crossings back up to footpath standards; and the design of the vehicular accesses points.

EA – Any comments will be reported to Committee.

GMPTE - No comments.

United Utilities - Have no objections to the proposal provided that the following are met: The surface water from this development is discharged to the 375mm surface water sewer that crosses the site at a rate not exceeding 15l/s to meet the requirements of PPS25; All surface water drains must have adequate oil interceptors; Land drainage or subsoil drainage water must not be connected into the public sewer system directly or by way of private drainage pipes. It is the developer's responsibility to provide adequate land drainage without recourse to the use of the public sewer system; Public sewers cross this site and we will not permit building over them. We will require an access strip width of 6.0 metres, 3.0 metres either side of the centre line of each sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption"; Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems. A copy of these comments has been forwarded to the applicant's agent.

Greater Manchester Ecology Unit – Any comments will be reported to Committee.

English Heritage – Do not consider it necessary for the application to be notified to them.

Greater Manchester Archaeological Unit – Due to the location of Nic Ditch on Matthews Lane they recommend that a planning condition is attached relating to the submission of a programme of archaeological work in accordance with a written scheme of investigation.

## **Issues**

### **Environmental Assessment Screening**

The application was subject to a screening opinion in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and circular 2/99 (The regulations). The screening concluded that an Environmental Assessment was not required in this instance as impacts are likely to be of a localized nature only and not significant.

### **National Policy**

#### **Planning Policy Statement 1**

PPS1 sets out the overarching planning policies on the delivery of sustainable development through the planning system.

Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development. The statement indicates that regeneration of the built environment alone cannot deal with poverty, inequality and social exclusion and that these issues can only be addressed through better integration of all strategies and programmes, partnership working and effective community involvement.

High quality and inclusive design should be the aim of all those involved in the development process. High quality and inclusive design should create well-mixed and integrated developments which avoid segregation and have well-planned public

spaces that bring people together and provide opportunities for physical activity and recreation. It means ensuring a place will function well and add to the overall character and quality of the area, not just for the short term but over the lifetime of the development.

As the proposal will provide a valuable educational facility for the local and wider community on vacant land it is considered the proposal accords with the principles contained within PPS1.

### Regional Spatial Strategy for the North West to 2021

#### Policy DP 1 - Spatial Principles

Other regional, sub-regional and local plans and strategies and all individual proposals, schemes and investment decisions should adhere to these principles. All may be applicable to development management in particular circumstances:

- promote sustainable communities;
- promote sustainable economic development;
- make the best use of existing resources and infrastructure;
- manage travel demand, reduce the need to travel, and increase accessibility;
- marry opportunity and need;
- promote environmental quality;
- mainstreaming rural issues;
- reduce emissions and adapt to climate change.

#### Policy DP 2 - Promote Sustainable Communities

- Building sustainable communities – places where people want to live and work - is a regional priority in both urban and rural areas. Sustainable Communities should meet the diverse needs of existing and future residents, promote community cohesion and equality and diversity, be sensitive to the environment, and contribute to a high quality of life.

#### Policy L 1 - Health, Sport, Recreation, Cultural and Education Services Provision

Plans, strategies, proposals and schemes (including those of education, training and health service providers) should ensure that there is provision for all members of the community (including older people, disabled people and the black & minority ethnic population) for:

- the full spectrum of education, training and skills provision, ranging from childcare and pre-school facilities, through schools, to further and higher education and to continuing education facilities and work-related training;
- health facilities ranging from hospitals down to locally based community - health facilities; and
- Sport, recreation and cultural facilities.

They should ensure that accessibility by public transport, walking and cycling is a central consideration.

As the proposal will provide a valuable educational facility for the local and wider community on vacant land it is considered the proposal accords with the policies of RSS for Northwest England.

### Unitary Development Plan for the City of Manchester

The application site is located within the Longsight and Levenshulme area of the adopted Unitary Development Plan (UDP). The site is unallocated within the UDP but there are a number of policies set out in the UDP relevant to the application. The line of the Nico Ditch is identified in the UDP on the southern boundary of the site following the line of Matthews Lane.

In terms of strategic policies these are:

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

Policy E1.5 sets out that the Council will encourage high standards of energy efficiency in new development.

Policy E2.6 sets out that the Council will prevent wherever possible the loss of existing trees and in addition, will encourage extensive broadleaved tree planting schemes.

Policy E3.5 of the UDP indicates that the Council will promote measures that lead to a safer environment for all people including:

- Ensuring that the layout of new development is designed with safety in mind.
- Designing landscaping schemes so as to minimise the risk of attack.
- That community facilities are located where they are easy and safe to get to.
- Providing safe places for children to play.
- Improving road safety.

Policy T2.6 of the UDP expects that adequate parking provision is made for disabled people so that they can get easy access both to existing and new facilities.

Policy T3.7 of the UDP indicates that the Council will encourage adequate provision of secure cycle parking facilities at various facilities including educational establishments.

Policy T3.9 sets out the broad road user hierarchy used in assessing schemes which promotes the needs and movements of pedestrians, cyclists and public transport in that order above general traffic.

Policy GO4 states the Council will protect the line of the Nico Ditch from the effects of harmful development.

As will be evidenced in this report, the proposal accords with the relevant Unitary Development Plan policies.

### Guide to Development in Manchester (adopted 2007)

The Guide to Development provides guidance which will help to develop and enhance an environment within Manchester, which is visually attractive, has a unique and positive sense of place and which properly caters for the functions which it accommodates both now and in the future.

Paragraph 2.3 states “each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages”.

Paragraph 2.13 states “the scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline”.

It is believed the proposal has been designed to incorporate principles embedded in the Guide to Development.

### Issues

#### Principle of Use

The site has been previously occupied by the Cedar Mount High School; the proposal will reintroduce an educational use on site. The proposed use is, therefore, considered to be acceptable in principle.

#### Design

The design of the new building is of a contemporary nature. The choice of materials and colour palette will result in a building with significant visual prominence despite its sets back nature from Mount Street and Matthews Lane.

The applicant has indicated that due to the needs and requirements of those pupils attending the school the built form is such that it sits into the site and away from the main road frontages on Mount Road and Matthews Lane. In addition the car parking and drop off area are located in close proximity to the main entrances into the school.

In this instance the siting of the school within the site is considered acceptable in order that the school can function effectively and that the teaching and learning environment for pupils is not undermined. The retained sports hall will retain a built form presence onto Mount Road whilst the two-storey nature of the proposed school and indicated materials will result in the new school and residential block providing a level of prominence.

#### Residential Amenity

The proposed school building is located away from residential properties on Matthews Lane and is not considered to give rise to any issues of overlooking, over shadowing or loss of sunlight.

The proposed outdoor multi-use games area is located opposite to residential properties on Matthews Lane. The area is currently used for car parking and open grassland, which was historically, used for outdoor play areas. The MUGA will be surrounded by proposed shrub planting whilst existing trees are to be retained in this location. The MUGA is not to be floodlit and appropriate conditions are to be attached to any approval regarding the hours of use.

The proposed development is not considered to give rise to unacceptable impact in terms of residential amenity and appropriate conditions will ensure that any potential impacts on amenity are mitigated.

### Ecology

The application has been accompanied by an Ecology report.

The EC Habitats Directive 1992 requires the UK to maintain a system of strict protection for protected species and their habitats. The Directive only allows disturbance, or deterioration or destruction of breeding sites or resting places in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment and provided that there is:

- no satisfactory alternative and
- no detriment to the maintenance of the species population at favourable conservation status in their natural range.

The UK implemented the Directive by introducing The Conservation (Natural Habitats etc) Regulations 1994 which contain two layers of protection

- a requirement on local planning authorities to have regard to the Directives requirements above, and
- a licensing system administered by Natural England.

Policy E2.4 of the Unitary Development Plan states the Council will ensure that the effects upon wildlife are taken fully into account when considering development proposals.

Circular 6/2005 advises local planning authorities to give due weight to the presence of protected species on a development site to reflect EC requirements. "This may potentially justify a refusal of planning permission".

PPS9 (2005) advises local planning authorities to ensure that appropriate weight is attached to protected species "Where granting planning permission would result in significant harm (local planning authorities) will need to be satisfied that the development cannot reasonably be located on any alternative site that would result in less or no harm. In the absence of such alternatives (local planning authorities) should ensure that, before planning permission is granted, adequate mitigation

measures are put in place. Where significant harm cannot be prevented or adequately mitigated against, or compensated for, then planning permission should be refused.”

PPS9 encourages the use of planning conditions or obligations where appropriate and again advises local planning authorities to “refuse permission where harm to the species or their habitats would result unless the need for, and benefits of, the development clearly outweigh that harm.”

The converse of this advice is that if issues of detriment to the species, satisfactory alternatives and public interest seem likely to be satisfied, no impediment to planning permission arises under the Directive and Regulations.

In this case the applicant’s ecological survey identifies that there are: no designated wildlife sites or records of protected species within or adjacent to the Cedar Mount High School site; no bats or evidence of bats were identified on site and the buildings have limited opportunities for roosting bats; there are no trees on site that provide potential for roosting bats although the surrounding habitat provides reasonable foraging potential; the only evidence of birds was that of feral pigeons and it is possible they may nest in the building. While the habitats on site are not important for local bird populations, the trees and shrub planting on site do provide some nesting and foraging opportunities for local bird populations; there is a small ornamental pond in the caretaker’s garden. The pond and surrounding habitat provides only limited potential for great crested newts. The school is generally isolated from other green areas in the landscape and no records for great crested newts were identified in the area. There is some green-space to the southeast, which is occupied by the new Cedar Mount School. This area contained aquatic habitats in 2006 when it was surveyed for great crested newts, none were found. It is considered unlikely that great crested newts would be present.

It is considered that there is potential for bats to use the habitat surrounding existing buildings to forage for food. The application includes a landscaping scheme, which indicates 8 no. trees on the western boundary of the site are to be removed. However, the proposed landscaping scheme incorporates additional tree planting along this boundary to compensate for the loss of the trees. In addition a woodland planting area is proposed in the north western corner of the site and existing adjacent open areas also provide opportunities for foraging. The proposal is not considered to have a significant impact in terms of foraging opportunities for bats, the proposed landscaping scheme and woodland area will adequately mitigate any minor level of harm caused.

#### Trees

The submitted plans indicate the proposal would result in the loss of 12 no. trees across the site, with the retention of the majority of the existing trees which are on the boundaries of the application site. In addition the submitted landscape plan indicates the planting of in excess of 100 no. trees .

#### Sustainability

The application is accompanied by a number of supporting documents outlining the measures to be incorporated into the schools construction, use and operation in order to reduce environmental impact. It is a requirement of the national funding that the project achieves a BREEAM for Schools score rating of Very Good.

#### Travel Plan

The application has been submitted with a framework travel plan. An appropriately worded condition is recommended relating to the development of a full travel plan within a specified time in accordance with the submitted framework.

#### Disabled Access

The proposed new school building has been designed to accord with the requirements of national legislation and the City Council's Design for Access 2 document.

#### Access and Car Parking

The application incorporates two distinct areas of car parking, the main area is related to staff, visitor and pupil drop off facilities to the front entrances of the school. This is accessed via the existing access into the main school site from Matthews Lane. The second area of car parking is for servicing and visitors to the on-site residential element of the school, this is accessed via Mount Road. Both car parking areas have disabled car parking spaces provided. It is considered that the proposal incorporates an adequate level of car parking.

Pedestrian access is separated from vehicular access and can be gained via a central pedestrian 'spine' that runs from Matthews Lane and to the entrances of the school. This spine is continued within the school (for pupils, teachers) and continues to link through to the residential element.

A further pedestrian access point is provided from Mount Road for older pupils arriving to the school and their own dedicated entrance.

The proposal does not indicate proposals for cycle parking. In order that the site can be accessed by all modes of transport it is recommended a condition be attached relating to the submission of details for the provision of permanent cycle parking.

#### Boundary Treatments

The application indicates that a 2.4 metre high weld mesh fence is proposed along the Matthews Lane and part of the Mount Road frontage. A 3.2 metre high fence is proposed alongside the external play areas along Mount Road. It is considered that the proposed fencing is acceptable in this location, a condition is recommended regarding the submission of colour details of the boundary treatments to be used.

#### Nico Ditch

The line of the Nico Ditch is indicated on the Unitary Development Plan proposals map as running along Matthews Lane on the southern boundary of the application site. The proposals for the site indicate that the southern area of the site will not contain any built form with the car parking and multi use games area being located in this portion of the application site. The Greater Manchester Archaeological Unit has recommended a condition relating to the implementation of a programme of archaeological work in accordance with a written scheme of investigation approved by Manchester City Council. An appropriately worded condition is proposed.

### Secure by Design

The application has been submitted with a Crime Impact Statement prepared by Greater Manchester Police Secure by Design Team. They are satisfied that the proposals can achieve Secure by Design Accreditation. A condition will be attached to any approval to ensure that this accreditation is achieved.

### Conclusion

The proposed development of a school on the application site is considered appropriate in this location and accords with RSS for the Northwest policies DP1, DP2 and L1.

The design and scale of the proposed building is considered to be acceptable and is considered to accord with policies H2.2, E1.5, and E3.5 of the adopted Unitary Development Plan for the City of Manchester and guidance contained within the Guide to Development in Manchester Supplementary Planning Document.

The proposed building is not considered to give rise to unacceptable impacts on residential amenity and therefore accords with policy H2.2 of the adopted Unitary Development Plan for the City of Manchester.

**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**

Approve on the basis that the proposed development accords with policies DP1, DP2 and L1 of the Regional Spatial Strategy for the North West, policies H2.2, E1.5, E2.4, and E3.5 of the adopted Unitary Development Plan for the City of Manchester and guidance contained within Guide to Development 2 Supplementary Planning Document (adopted April 2007) and there are no material considerations to indicate otherwise.

### **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) No development shall take place until samples of the materials to be used for the construction of the development hereby permitted have been submitted to and approved in writing by the local Planning Authority. The development shall only be carried out in accordance with the approved details, 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.

3) 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:

#### **Drawing numbers:**

AE(0-)A02 A1 1:500 Existing Site Plan  
AE(0-)A03 A2 1:1250 Location Plan  
AE(0-)A31 A1 1:200 Site Sections  
AP(0-)A01 A1 1:500 Proposed Site Plan  
AP(0-)A02 A1 1:200 Plan Level 0 - School  
AP(0-)A03 A1 1:200 Plan Level 1 - School  
AP(0-)A04 A1 1:200 Roof Plan - School  
AP(0-)A31 A1 1:100 Sections A-A & B-B - School  
AP(0-)A61 A1 1:100 Elevations 1-5 - School  
AP(0-)A61 A1 1:100 Elevations 1-5 - School-Coloured  
AP(0-)A62 A1 1:100 Elevations 6-10 - School  
AP(0-)A62 A1 1:100 Elevations 6-10 - School-Coloured  
AP(0-)B01 A3 1:200 Plan Level 0 - Residential  
AP(0-)B02 A3 1:200 Plan Level 1 - Residential  
AP(0-)B03 A3 1:200 Roof Plan - Residential  
AP(0-)B31 A3 1:50 Section A-A /  
AP(0-)B61 A1 1:200 Elevations 1-4 - Residential  
AP(0-)B61 A1 1:200 Elevations 1-4 - Residential-Coloured

LL01A Landscape Masterplan  
LL02A planting Schedule  
LL03A –Tree Protection and Removals

3920 – 900 P1 Drainage Design

All date stamped as received by the local planning authority on the 05.02.2010

Documents titled:

Illuminance Levels report dated 27.01.2010 prepared by RELUX  
New Grange SEN School, On the existing cedar mount high school site in Gorton,  
Manchester Flood risk assessment prepared by GCM  
Tree survey and constraints report Report Ref: TEP 1179.074  
Phase ii Geo-environmental investigation, site investigation report, final, January  
2010 prepared by SKM  
Ecological assessment (report ref: 1179.073) prepared by TEP  
Grange School BREEAM Education Pre-Assessment Target Report prepared by  
Scott Hughes  
Grange School BREEAM Multi-Residential Pre-Assessment Target Report  
prepared by Scott Hughes  
Building Schools for the Future and Academies: Grange School Community Use  
Statement  
Crime Impact Statement ref 0074/2010  
Manchester BSF ASD School Design Statement  
Access Statement prepared by Ellis Williams Architects  
External Lighting Planning Statement prepared by BCM  
Extract of Fumes and Vapours Planning Statement prepared by BCM  
Noise Assessment Report Number C/09/6W/40982/R02/CMW/sjt prepared by SRL  
BSF Waste Management Statement  
Grange School Travel Plan Framework January 2010  
Manchester BSF programme The Grange School Transport statement  
Sustainability Statement prepared by BCM

All date stamped as received by the local planning authority on the 05.02.2010

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies H2.2 of the Unitary Development Plan for the City of Manchester.

4) 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, unless otherwise agreed in writing by the City Council as local planning authority. The car park shall then be available at all times whilst the site is occupied and shall not be used thereafter for any other purpose other than the parking of vehicles. Unless otherwise agreed in writing by the City Council as local planning authority.

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 of the Unitary Development Plan for the City of Manchester.

5) 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".

6) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good' for both the school and residential buildings. 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. Unless otherwise agreed in writing by the City Council as local planning authority.

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, and the principles contained within The Guide to Development in Manchester 2 SPD and national Planning Policy Statement 1.

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 E2.4 and E2.6 of the Unitary Development Plan for the City of Manchester.

8) 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 - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

9) A Travel Plan Strategy, implementation and monitoring of effectiveness shall be submitted to the City Council as local planning authority by the end of June 2012. The strategy shall outline procedures and policies that the occupants of the site will adopt to secure the objectives of the Travel Plan Strategy. Additionally, the Travel Plan Strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the Travel Plan Strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified to improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented.

Reason - In accordance with the provisions contained within Planning Policy Guidance Note 13.

10) Before first occupation of the development 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 in order to secure a reduction in the level of noise emanating from the equipment.

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 octave 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 Manchester Unitary Development Plan.

11 a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City

Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to E3.1; of the Unitary Development Plan for the City of Manchester.

12) The hard and soft landscaping scheme shown on the approved drawings shall be implemented not later than 24 months from the date of commencement of works, unless otherwise agreed in writing by the local planning authority. 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 agreed 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.

13) Notwithstanding the submitted details, no development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy H2.2 of the adopted UDP.

14) No tree felling or pruning works or vegetation clearance should take place during the optimum period for bird nesting (March to July inclusive) unless nesting birds have been shown to be absent.

Reason - In order to protect wildlife from works that may impact on their habitats, pursuant to policy E2.4 of the Unitary Development Plan for the City of Manchester.

15) No deliveries, servicing and collections, including waste collections shall take place outside of the following hours:

Monday - Saturday 07.30 - 20.00

No deliveries/waste collections on Sunday and Bank Holidays

Unless otherwise agreed in writing by the local planning authority.

Reason - In order to protect the amenity of local residents and in accordance with Policy H2.2 in accordance with the Unitary Development plan for the City of Manchester.

16) No activity shall take place on the external sports facilities including multi-use games area outside of the following hours, unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday 08:00 - 20:00

Saturday 09:00 - 20:00

Sundays and Bank Holidays 10:00 - 18:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Manchester Unitary Development Plan.

17) No development hereby permitted shall commence until fully detailed cross section plans of the existing and proposed external ground levels of the proposed outdoor multi-use games areas have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details, unless otherwise agreed with the City Council as the Local Planning Authority.

Reason - To ensure that a satisfactory development is carried out, in accordance with policy H2.2 of the Unitary Development Plan for the City of Manchester.

18) No development should be undertaken until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation approved by the City Council as local planning authority.

Reason: To make an archaeological record of the archaeological monument known as Nico Ditch for the benefit of school pupils and the wider public pursuant to policy GO4 of the adopted Unitary Development Plan for the City of Manchester.

19) No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking. Unless otherwise agreed in writing by the local planning authority.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies T3.1, T3.6 and T3.7 of the Unitary Development Plan for the City of Manchester.

20) No development hereby approved, shall commence until a scheme for the extraction and discharge of fumes, vapours and odours has been submitted to and approved in writing by the local planning authority.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with Policy H2.2; of the Unitary Development Plan for the City of Manchester.

21) Prior to the commencement of development a strategy indicating the routes of vehicles entering and leaving the construction site shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To protect the amenity of the occupiers of adjacent dwellings, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

22) Notwithstanding the hereby approved plans; prior to development commencing on site, full details of the vehicular access points for the site from Mount Road and Matthews Lane including: swept vehicular path analysis, pedestrian and vehicular visibility splays and details of the proposed access gates; shall be submitted to and agreed in writing with the City Council as local planning authority and shall be implemented and retained in accordance with the details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In the interest of pedestrian and highway safety pursuant to policy E3.5 of the Unitary Development Plan for the City of Manchester.

23) Details of the materials and the extent of any necessary reinstatement works to the footpaths and redundant vehicle crossovers around the site shall be submitted to and approved in writing by the City Council as local planning authority. Any

works approved shall be implemented in full before any part of the development is first occupied.

Reason - In the interests of amenity and to ensure that paving materials are consistent with use of these areas as pedestrian routes.

24) Prior to the commencement of development, details of the colour(s) of the hereby approved boundary treatments to be erected shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with Policies H2.2, E3.3 and E3.5 of the Unitary Development Plan for the City of Manchester.

### **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: 092341/VO/2010/N2 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:**

Engineering Services  
Corporate Property  
Environmental Health  
Contaminated Land Section  
Environment & Operations (Trees)  
South Manchester Regeneration  
Travel Change Team  
English Heritage (NW Region)  
Environment Agency  
GMPTE  
Greater Manchester Police  
United Utilities Water PLC  
Sport England (NW Region)  
Greater Manchester Ecology Unit  
Greater Manchester Archaeological Unit  
Ancient Monuments Society  
Sport England (NW Region)  
Contaminated Land Section  
Corporate Property  
Environmental Health  
South Manchester Regeneration  
Engineering Services  
Travel Change Team

Environment & Operations (Trees)  
Greater Manchester Ecology Unit  
Greater Manchester Archaeological Unit  
Ancient Monuments Society  
English Heritage (NW Region)  
Environment Agency  
Greater Manchester Police  
GMPTE  
United Utilities Water PLC  
7 16 18 20 22 Butterwick Close, Manchester, M12 5RA  
2 4 6 Wylam Walk, Manchester, M12 5QL  
3 Specton Walk, Manchester, M12 5QG  
1 Kilnwick Close, Manchester, M18 7RY  
1 2 3 Crantock Street, Manchester, M12 5TD  
1 3 Innes Street, Manchester, M12 5TB  
1 2 3 Grasmere Street, Manchester, M12 5TE  
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 Ringwood Avenue,  
Manchester, M12 5TP  
Khan Motors, Unit 5, Longden Road, Manchester, M12 5SJ  
N Y Stacks, Unit 14, Hemmons Road, Manchester, M12 5ST  
Unit 10, Hemmons Road, Manchester, M12 5ST  
J H Woods & Sons, Unit 15, Hemmons Road, Manchester, M12 5ST  
Premiercode Ltd, Unit 1, Hemmons Road, Manchester, M12 5ST  
64 Matthews Lane, Manchester, M19 3ES  
260 Mount Road, Manchester, M19 3FS  
66 68 70 72 74 76 78 80 Matthews Lane, Manchester, M19 3ES  
Bungalow, Mount Road, Manchester, M18 7GR  
Cedar Mount High School, Matthews Lane, Manchester, M18 7SP  
208 Mount Road, Manchester, M18 7QS  
1 3 5 7 9 15 11 13 Netherbury Close, Manchester, M18 7QE  
52 54 Matthews Lane, Manchester, M19 3ES  
2 4 6 8 Cranmere Avenue, Manchester, M19 3FR  
56 58 60 62 Matthews Lane, Manchester, M19 3ES  
1 2 3 4 5 6 7 8 Norley Drive, Manchester, M19 3FX  
79 Guildford Road, Manchester, M19 3ER  
262 264 266 268 270 Mount Road, Manchester, M19 3FS  
Greater Manchester Transport Club, 301 Mount Road, Manchester, M19 3ET  
6 8 Longsight Road, Manchester, M18 7RA  
Longsight Road, Manchester, M18 7RA  
Mount Road Infant School, 173 Mount Road, Manchester, M18 7QG  
Gorton Mount Primary School, Mount Road, Manchester, M18 7GR  
2 4 Longsight Road, Manchester, M18 7RA  
Longsight Road, Manchester, M18 7RA  
Manchester Social Services, Melland Road Centre, Melland Road, Manchester,  
M18 7QF  
33 35 37 39 41 Fellbrigg Close, Manchester, M18 7QU  
2 4 6 8 1 3 5 7 9 10 11 12 13 14 15 16 17 18 19 Leybourne Avenue, Manchester,  
M19 3FG  
1 3 5 7 9 11 13 15 17 Cranmere Avenue, Manchester, M19 3FR  
12 14 16 Longsight Road, Manchester, M18 7RA

49 51 53 55 57 59 61 63 65 67 69 71 73 75 77 Guildford Road, Manchester, M19 3ER  
272 Mount Road, Manchester, M19 3FS  
F E Jones Builder Ltd, 303 Mount Road, Manchester, M19 3ET  
Mount Road Garage, 303 Mount Road, Manchester, M19 3ET  
41 43 45 47 Guildford Road, Manchester, M19 3FZ  
Guildford Road, Manchester, M19 3FZ  
35 37 39 Guildford Road, Manchester, M19 3FZ  
Guildford Road, Manchester, M19 3FZ  
Guildford Road, Manchester, M19 3FZ  
42 44 46 48 50 52 Audley Road, Manchester, M19 3FQ  
54 56 57 58 59 60 61 62 63 64 Audley Road, Manchester, M19 3EG  
22 24 26 28 30 32 34 36 Longsight Road, Manchester, M18 7RA  
16 43 Barnard Road, Manchester, M18 7RT  
10 18 20 Longsight Road, Manchester, M18 7RA  
1 3 5 7 9 11 Newdale Road, Manchester, M12 4GG  
13 15 17 19 21 23 25 27 29 31 Greening Road, Manchester, M19 3EQ  
76 78 80 82 Hornbeam Road, Manchester, M19 3EW  
1 3 5 7 9 11 Greening Road, Manchester, M19 3EQ

**Representations were received from the following third parties:**

**Relevant Contact Officer** : Robert Griffin  
**Telephone number** : 0161 234 4527  
**Email** : r.griffin@manchester.gov.uk