

Application Number	Date of Appln	Committee Date	Ward
112021/FO/2016/N1	13th May 2016	28th Jul 2016	Higher Blackley Ward

Proposal Erection of new 2 storey extension (with projecting theatre space element at roof level) to north east of existing school building, laying out of new 90 space car park within existing school site, formation of replacement grass sports pitch and running track and diversion of existing footpath on public open space to west of existing school site, new hard and soft landscaping, replacement tree planting, new boundary treatment and associated works.

Location The Cooperative Academy Of Manchester, Plant Hill Road, Higher Blackley, Manchester, M9 0WQ.

Applicant Co-operative Academy of Manchester, Plant Hill Road, Higher Blackley, Manchester, M9 0WQ.

Agent Miss Lerato Marema, Turley, 1 New York Street , Manchester , M1 4HD.

Description

The Site

This application relates to an existing school known as the Co-operative Academy that is located on Plant Hill Road in the Blackley area of North Manchester, as well as an area of public open space known as Tweedle Common immediately to the west of the existing academy site. Tweedle Common was formerly a tip site but has been reclaimed and now contains a large grassed area with mature trees in places together and a number of footpaths. The area surrounding the application site is residential in nature.

The academy offers secondary school places for 11-16 years olds and also has a small sixth form offering for 16-19 year olds. The application site is 3 miles from Manchester City Centre and is close to the northern part of the M60 motorway. The site is well connected to other areas of Manchester as ten bus routes run within a short distance of the academy site.

Within the site currently is the main school building, a separate sports hall building (to the north of the main school building), a building known as 'The Hive' that is on the eastern edge of the academy site which is a community use building, a grass sports pitch (to the east of the main school building), an artificial grass pitch (to the west of the main school building), a hard paved sports area (to the north-west of the main school building) and associated car parking areas.

The existing academy site is relatively flat, although the sports hall on the eastern part of the site is set 1.5m higher than the main school building. Immediately to the western boundary of the existing school site, within Tweedle Common, is a public

footpath that links the residential roads to the north of the academy site to Plant Hill Road.

The main academy building is part 2, part 3 storeys in height and gained permission in 2010 after the previous Plant Hill School was proposed to be replaced by a new academy as part of the Building Schools for the Future programme. The sports building has been in place since 2001 when it was built as an expansion to the previous school on the site.

The academy site is used widely by the local community and the site is open from 8am until 9pm every day. The site is used by external groups such as the Police, cadets, a local music service and various sports clubs, as well as for Christmas parties and bingo nights.

The Proposal

Planning permission is sought for the erection of a new 2 storey extension (with a projecting theatre space element at roof level) to the north east of the existing school building, the laying out of a new 90 space car park within the existing school site, formation of a replacement grass sports pitch and running track and diversion of the existing footpath on the public open space to west of the existing school site (Tweedle Common), new hard and soft landscaping, replacement tree planting, new boundary treatment and associated works.

The demand for secondary school places within the area is projected to increase in forthcoming years; the academy had been asked by the City Council to consider expanding in order to respond to the increasing demand for pupil numbers at the site. The extension would mean that the number of school places available at the academy would rise from 900 to 1500, whilst at the same time improving the academy's offering to the wider community. The rise in pupil numbers would require an expansion of the current facilities and an overall increase in the site area to be able to continue to deliver a full curriculum.

The academy currently has a specialism in business and finance, however there is an aspiration to extend this to expressive performing arts, including sports, through the creation of new facilities. A regional theatre is desired for the site that would be capable of hosting travelling theatre companies as well as school and community theatre productions. The expansion of the school would allow this aspiration to be achieved as the proposal includes a new theatre. The inclusion of the community is fundamental to the ethos of the academy and any new facilities would look to broaden the offer and create additional facilities that could be enjoyed by the community outside of core academy hours.

The new theatre element would be expressed as a large curved wall extending higher than the full height of the foyer in the extension. A new café would also be present within the theatre area that would be used by the academy pupils at lunchtime, but also visitors to the site out of hours. The café would double up as a box office for the theatre and a reception for managing the various other facilities within the site. The existing sports hall would be integrated into the new extension. This would mean the existing main academy building, the existing sports hall and the

new extension would become one building. A new climbing wall and fitness suite would also be located within the new extension. The classrooms would be arranged around the edges of the extension with a large flexible learning zone in the middle.

The elevations of the new extension would consist largely of brick and glazing to be in keeping with the existing building. Bricks with different colour and detailing would be used to allow interest in the elevations. The bricks would be used on the vertical piers proposed for the elevations which would have deep reveals. Glazing would be used wherever possible within the extension to maximise natural lighting. Full height glazing that would be double height would be used for the foyer area to make this area as light as possible. The foyer would be the core of the proposal as all facilities and teaching space would be accessed from this space. The existing academy building and the new extension would be linked at first floor level via a new bridge.



In terms of landscaping, some new hard landscaped areas are proposed within the site, including the creation of a new plaza area in front of the new foyer creating a communal entrance space with some new seating options. New soft landscaping is proposed within the academy site also, to consist of varying species that would change through the seasons. The species and planting selected would be suitable for the location and climate to ensure that they would thrive.

As stated above, part of the application site relates to the public open space to the west of the existing school site known as Tweedle Common. As the proposed extension to the academy would be built on land currently occupied by the academy's existing grass sports pitch, the City Council is in discussion with the academy in relation to some land at Tweedle Common directly adjacent to the western boundary of the site in order to accommodate a new full size grass football/sports pitch and 400m running track. This new pitch and running track would represent enhanced sports provision for the academy as these new facilities would be an improvement over the existing smaller grass pitch that would be lost as a result of the academy extension. It should be noted that these new facilities are intended to be available for use by the community, just as the existing artificial grass pitch at the academy is at present. An existing footpath that runs through Tweedle Common, through the area where the new grass pitch and running track is proposed, would be diverted to the outer western boundary of the extended school site. The extended school site would

be secured via a 2.4m high weldmesh fence. No floodlighting is proposed for the new grass pitch.



New external lighting for the extension building is proposed. This would consist of energy efficient lighting that would be mounted to the perimeter of the building to provide amenity lighting to both the building and exits for means of escape, as well as to the pathways and pedestrian routes. The external spaces through the site would also have new lighting to aid with way-finding.

The new extension would be fully accessible. A lift would take users from the ground to the first floor.

A new 90 space car park is proposed within the site, in between the new extension and The Hive building. The Hive already has a small existing car park in front of it and this would be extended to accommodate the extra spaces. The car park would use the same access point as existing off Plant Hill Road.

The proposed new extension has been designed so as to minimise energy consumption. For example, the theatre would use LED lighting which is more efficient and cooler so that much less mechanical cooling and ventilation would be needed. A large proportion of the façade and foyer space would be glazed which would allow the building to take advantage of natural light and solar gain which would lower heating and lighting costs. Rooflights are also proposed within the scheme to make good use of natural light into multiple spaces.



Consultations

Publicity - The proposal was advertised in the local press and on site as a major development, as one affecting a public right of way and as one in the public interest. No representations have been received as a result of this publicity.

Neighbours - Occupiers of properties surrounding the application site were notified of the proposal. One objection has been received. The main concerns raised relate to the loss of the open space where the new grass pitch would be located and the noise and light pollution already experienced from the artificial pitch within the existing school site and fears that this would be worse if the proposed new pitch was built.

Parks, Leisure & Events - Full support the application. This represents an improvement in provision and will be of benefit to the school pupil population as well as the local community.

MCC Flood Risk Management - Providing acceptance from United Utilities for the new connection into the combined sewer network, drainage conditions should be attached any permission granted to deal with the implementation of the works in accordance with SuDS National Standards and the maintenance of the implemented drainage system.

Greater Manchester Police - The proposed development should be designed and constructed in accordance with the recommendations contained within section 3.3 of the attached Crime Impact Statement dated (29/04/2016 - URN: 2005/1369/CIS/02 Version A) and a planning condition (Secured By Design Accreditation) should be added to reflect the physical security specification listed within section 4 of the submitted Crime Impact Statement. In summary, this application is supported subject to further consideration of the above matters.

Environment Agency - The site history provided within the submitted Desk Top Environmental Report states that the site comprised several ponds (which may have been infilled) and a watercourse which may have been culverted. The site was previously a golf course and subsequently a garage and works. Records show the presence of a historic landfill (and refuse tips) located in the western half of the site which were infilled prior to 1974. These extend to the boundary of the residential properties west of the subject site. Previous reports undertaken have been provided within the report appendices.

The site is a sensitive area with respect to controlled waters. The site is overlain by Glacial Till (secondary undifferentiated), underlain by Chester Pebble Beds (Principal Aquifer) and Manchester Marls (secondary B aquifer) in the south. A surface watercourse was identified 110m south of the site which is a tributary of the River Irk.

Note that a Phase 2 site investigation and risk assessment has been recommended and broadly concur with this proposal. Due to the historic landfill and infilling at the site and surrounding land, it is important that a controlled water risk assessment is undertaken for the site using leachability testing / groundwater analysis.

The applicant should ensure that the current site use, the infilled historic ponds and landfill are fully investigated and risk assessed with respect to controlled waters. Groundwater sampling and analysis should be undertaken at the site. In the absence of any encountered groundwater during the site investigation or at the installed boreholes from the site investigation, leachability analysis should be undertaken.

Consideration should be given to sampling the surface water located 110m to the south of the site (tributary of the River Irk) and whether a potential pathway is present via shallow groundwater to the surface water.

Planning permission should only be granted to the proposed development as submitted if planning conditions are included relating to surface water drainage infiltration and the investigation and remediation of any contaminated land.

Greater Manchester Ecology Unit - *Woodland*

The development will result in the loss of an area of broadleaved woodland. Lowland broadleaved woodland is a Priority Habitat for Conservation in Manchester. The woodland will have local value for wildlife, particularly given the context of the site close to a network of other woodlands, some of it classified as Ancient, in this part of the City. Boggart Hole Clough and Baileys Wood are to the south, Blackley Cemetery woodland is to the west and Heaton Park woodlands are to the north of the site. However:

- The woodland to be lost is a relatively recently planted woodland block comprising young trees.
- Significant woodland ground flora has not yet developed under the woodland canopy, and the understorey is species-poor.
- Compensation for the loss of the woodland has been put forward in the form of new landscaping which includes a new plantation woodland and a significant number of new standard trees and shrubs.

- A Biodiversity Enhancement and Management Plan for the site has been prepared

Given the above points, no overall objections to the scheme on the grounds of loss of woodland, although recommend:

- That no tree felling be carried out during the optimum period for bird nesting (March to July inclusive). All nesting birds their eggs and young are specially protected under the terms of the Wildlife and Countryside Act 1981.
- That efforts be made to establish some of the new tree planting as 'advance landscaping' prior to woodland removal commencing.
- That the Landscaping Plans and the Biodiversity Enhancement and Management Plan be implemented in full.

Bats

The buildings to be developed have been identified in the ecological survey reports submitted in support of the application as having some potential to support roosting bats. The buildings are relatively newly built, are generally well-sealed and are subject to high levels of disturbance. Would therefore consider it unlikely that the buildings support a significant bat roost, although the presence of single or small numbers of bats cannot be ruled out. The woodland on the site may act as a feeding resource for local bat populations, but given the extent of alternative, much better bat habitat nearby and the fact that the woodland loss will be compensated through new planting, would not consider that the temporary loss of the plantation woodland will have a significant effect on the survival of local bat populations.

Nevertheless, all UK bats and their roosting sites are specially protected and some further precautions as regards bats are recommended:

Prior to any building works commencing, bat activity surveys should be undertaken. These surveys should be carried out by suitably qualified consultants at an appropriate time of year when bats are most active (May to September inclusive). If bats are found to be roosting on any parts of the site to be affected by the development then a Method Statement will need to be prepared giving details of measures to be taken to avoid any possible harm to bats. Once agreed this Method Statement must be implemented in full.

United Utilities Water PLC - No objection to the proposed development provided that three conditions relating to drainage are attached to any approval granted.

Sport England - It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or land that has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Have considered the application in the light of the National Planning Policy Framework (particularly Para 74) and Sport England's policy to protect playing fields, 'A Sporting Future for the Playing Fields of England'.

Policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, unless one or more of the five exceptions stated in its policy apply.

The school extension will be situated on playing field to the east. To compensate for the loss of the playing field, a new area of playing field containing a running track will be created on the Tweedle Common to the west. The new area of playing field will be marked out for football and rugby.

As part of the assessment of this application, the Football Association (The FA), the Rugby Football Union (RFU) and England Athletics (EA) were contacted for their views.

The FA's comments are summarised as:

- Not aware of any teams using the grass pitches
- Happy with the replacement. The grass pitches are only used by the school and therefore need to cover their demands on them
- Not aware of any teams who would like to utilise this site, as there is a 3G Football Turf Pitch on site that is accessed by teams within the community for training.

The RFU's comments are summarised as:

- No community rugby clubs currently use this site.
- The school should seek guidance from a qualified agronomist or the IoG to develop the most appropriate specification for the forecasted use. The RFU has a guidance note which could be used to help inform the project steering group (Facilities Guidance Note 2: Grass Pitches For Rugby).
- If community use was made available then North Manchester RUFC would potentially use the pitch and ancillary facilities. The club are based in the Middleton area of North Manchester.
- The School are engaged with the local RFU development team through the RFUs primary school investment programme 'All Schools'. They are now playing more fixtures than in previous years and the development of a rugby union pitch is a positive step towards the sustainability of rugby union at this school.

The EA's comments are summarised as:

- There is no strategic need for any further traditional 400 metre tracks within England. However, this is a grass track and while there is no strategic need within the local club structure or overall facility infrastructure for England there may well be a need highlighted within the college.

Assessment against Sport England Policy

This application relates to the loss of existing playing fields and/or the provision of replacement playing fields. It therefore needs to be considered against exception E4 of the above policy, which states:

E4 - The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development.

Have assessed the existing and proposed playing fields against the above policy to determine whether the proposals meet exception E4.

Although existing playing field is lost to the proposed school extension, this will be replaced by a new area of playing field to the west. Note that the playing field will be made available for community use and the RFU have commented that North Manchester RUFC would potentially use the site. Although the EA have commented that there is no strategic need for the running track, they have suggested that this may be needed for use by the college. The existing 3G football turf pitch will be unaffected by the proposal.

Do not wish to raise an objection to this application as it is considered to meet exception E4 of the above policy. The absence of an objection is subject to conditions being attached to the decision notice relating to the ground conditions for the new pitch area (including drainage and topography) and the availability of the new sports pitch for community use.

Highway Services - The proposal is acceptable.

Environmental Health - Stated that conditions relating to the acoustic insulation of the new building and any external plant, waste management, and hours of operation for the new building and external pitch should be applied to any approval granted.

Neighbourhood Team Leader (Arboriculture) - Has concerns about the loss of the existing trees on Tweedle Common but accepts that there is no alternative location for the positioning of the new sports pitch, however asked for a more appropriate woodland mix for the replacement trees so that there is less Silver Birch. Also asked about the possibility of some of the existing trees being transplanted to the site of the replacement tree planting.

Corporate Property - No representations received

Issues

National Planning Policy

In March 2012, the National Planning Policy Framework (NPPF) replaced the previously published planning policy statements (PPSs) and planning policy guidance notes (PPGs). Section 7 (Requiring good design) of the NPPF states that good design should contribute positively to making places better for people. Permission should be refused for developments of a poor design that fail to take the opportunities available for improving the character and quality of an area and the way it functions. Section 8 (Promoting healthy communities) states that existing sports land should not be built on unless, amongst other things, the loss resulting from the

proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. For the reasons already given below, it is considered that the proposal accords with the NPPF.

Manchester Core Strategy

The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 'Spatial Principles' states that the emphasis is on neighbourhoods of choice and that development should create well designed places that enhance or create character, consider the needs of all members of the community, and protect and enhance the built and natural environment.

Policy EN10 relates to 'Safeguarding Open Space, Sport and Recreation Facilities' and states that:

The Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces. Proposals will be supported that:

- o improve the quality and quantity of accessible open space, sport and recreation in the local area
- o provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity
- o improve access to open space for disabled people.

Proposals on existing open spaces and sport and recreation facilities will only be permitted where:

- o Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area;

or

- o The site has been demonstrated to be surplus for its current open space, sport or recreation function and the City wide standards set out above are maintained, and

- o it could not fulfil other unsatisfied open space, sport or recreation needs, and
- o a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area;

or

- o The development will be ancillary to the open space, sport or recreation facility and complement the use or character.

Policy EN11 relates to Quantity of Open Space, Sport and Recreation and states that:

As opportunities arise, new open space, sport and recreation facilities will be created across Manchester. The Council will seek the provision of new open space, sport and recreation facilities, in particular where:

- o a quantitative shortage of a particular use per head of population, including any expected increase of population created by the new development, based on the findings of the Open Space, Sport and Recreation study and Playing Pitch Strategy, is identified in the local area;
- o where significant levels of development are proposed including within the Strategic Housing Location.

New open spaces should also be interconnected, to allow for better links for disabled people, pedestrians and cyclists both across and between sites and to enhance the biodiversity of the City.

Policy EN12 deals with 'Area priorities for Open Space, Sport and Recreation'. It states that there are priorities for open space, sport and recreation in the City set out in Manchester's Strategic Open Space, Sport and Recreation Study and within the regeneration areas. In the North area of the City, the priority is to ensure that new development will deliver improvements to the quality of existing provision.

Policy DM1 'Development Management' states that all development should have regard to various issues, including:

- Appropriate siting, layout, scale, form, massing, materials and detail
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. - Development should have regard to the character of the surrounding area
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes
- Community safety and crime prevention
- Adequacy of internal accommodation and external amenity space
- Refuse storage and collection
- Vehicular access and car parking

For the reasons below, the proposal is considered to be acceptable and consistent with policies SP1, EN10, EN11, EN12 and DM1 of the Core Strategy.

The principle of the development

The proposed extension to the existing academy building would allow the number of school places offered by the academy to rise from 900 to 1500. There is an urgent demand for additional school places within this part of North Manchester so the proposal would go some way to alleviating this issue. The development is therefore welcomed in this regard.

It is acknowledged that the extension to the existing academy building would result in the loss of the existing grass sports pitch within the academy site, but it is acceptable in this instance as a new superior replacement grass pitch (with running track) is proposed to the west of the existing school boundary. It is also acknowledged that this new grass pitch would be located on an area of current open space (where trees are also present), but as set out below this is as the new pitch would be of benefit to the pupils of the academy plus the wider community, would help with the City's aspirations for the development of additional playing pitches, the open space to be lost is classed as natural and semi-natural open space of which there is a surplus in North Manchester, and the trees to be lost would be replaced elsewhere within Tweedle Common. The consideration of these issues is assessed in more detail below.

The loss of the existing grass sports pitch and continued sports provision at the academy

The National Planning Policy Framework (NPPF) states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

In addition, Sport England aim to ensure that there is an adequate supply of playing pitches to satisfy current and future demand and are a statutory consultee on proposals for development which affects playing fields, land used for playing fields at any time in the last five years which remains undeveloped, or land which is identified for use as playing fields in a development plan. Sport England aim to ensure that there is no further reduction in the supply of conveniently located, quality playing fields to satisfy the current and likely future demand.

Sport England's document 'A Sporting Future for the Playing Fields of England' has exemptions within it which outline when the loss of playing fields would be acceptable. For example, exemption E4 states that "The....playing field which would be lost as a result of the proposed development would be replaced by a playing field....of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development".

As stated above, the existing grass pitch is relatively small and has problems with drainage, leaving it unusable for considerable periods of time. As the new grass sports pitch would be larger, of higher quality, and also incorporate a 400m running track, it is considered that there would be no net loss of sports pitch space for the academy with the new pitch representing a clear net improvement over the existing situation. The new pitch would have better drainage to ensure more frequent use and conditions relating to this have been recommended. For these reasons, it is considered that there would be no detrimental impact from the proposal in terms of the amount of sports pitch provision at the school and the loss of the existing grass pitch would be acceptable in this instance. It is considered that the scheme complies with the guidance in the NPPF and the above exemption from Sport England.

During construction works, sports provision at the academy would not be negatively impacted as the school intends to carry on offering sporting activities requiring a grass surface at nearby Plant Hill Park. The school is in ongoing discussions with the Park manager about this. It should be noted also that the existing hard surface pitch and artificial grass 3G pitch within the existing academy site would not be affected by the works and would remain in use throughout.

The loss of open space on Tweedle Common

The National Planning Policy Framework (NPPF) states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.

Manchester completed its Strategic Open Space, Sport and Recreation Study in July 2009. The purpose of the study was to provide an understanding of the local open space and recreational needs of the City. The study found that open spaces are highly valued by Manchester residents, enriching both their lives and those of visitors to the City, and it reinforced the importance of retaining, managing, enhancing and adapting existing sites, complemented by the creation of new areas of open space. The study highlights areas where there is sufficient or over provision and identifies areas where there are deficiencies in either the quantity and/or quality of provision.

The area of Tweedle Common is classified in the study as natural and semi-natural open space and the study confirms that North Manchester contains the highest quantity of natural and semi natural open space in the city with approximately 344 ha of this type. Consequently, it is considered that there is more than surplus sufficient provision of this type of open space, even when talking into account forecasted population growth. The loss of a small amount of this open space type (of which there is a surplus in North Manchester) is therefore considered to be acceptable. In contrast, the study found that with regard to outdoor sports facilities including synthetic pitches, tennis courts and bowling greens, the overall quantity and quality of provision in North Manchester falls below the recommended minimum standards.

The study recommends that this shortfall is addressed by making additional provision for outdoor sports facilities. As the proposal would involve the development of a new outdoor grass pitch and running track that would be superior to the existing grass pitch to be lost, and would be able to be used by the wider community, it is considered that the development would result in a quality addition to the academy that would be consistent with the aims of the Strategic Open Space, Sport and Recreation Study for Manchester.

It should be noted that the development of the new pitch and running track would not encompass the whole of Tweedle Common. A large part of the open space at Tweedle Common would remain accessible by the public for informal recreation and the existing footpath to the west of the existing boundary of the academy would be diverted around the new extended academy boundary. This is considered to be acceptable.

The loss of trees within Tweedle Common is dealt with in detail below.

Hard and soft landscaping, tree removal and replacement trees

The proposal involves significant improvements to existing hard and soft landscaping at the existing academy site. For example, a new pedestrian path would lead to a new plaza area outside the main building and new community entrance. Significant soft landscaped buffer planting is proposed to the north of the extension (i.e. in between the new building and the houses to the north), as well as in the western part of the site in-between the new pitch and the existing artificial sports pitch. Existing trees within the academy would be retained where possible. Those that cannot be retained would be reprovided for on another part of the site.

On Tweedle Common, there are a significant number of trees that would need to be removed to make way for the new grass sports pitch and running track. The tree report submitted with the application states that the group of existing trees in the middle of Tweedle Common (referred to as Group 9 in the report) that would need to be removed are category A trees meaning that they are trees of high quality and value with an estimated remaining life expectancy of at least 40 years. It is estimated that this group contains around 300-400 trees which range in height from 6 to 14m and are young to early mature in their age.

To mitigate for the loss of the trees in Group 9, the submitted plans show an area of proposed replacement tree planting that would be located to the south of Group 9's location, still within Tweedle Common, but further towards Plant Hill Road. The City Council's arboriculturist was consulted on the application and initially expressed concerns with regard to the removal of the trees in Group 9; however, after considering the proposal further and on receipt of some additional information, believes the proposal to be acceptable. A key factor being that there is no alternative location for the new pitch. There is a recommendation however, that the proposed soft landscaping should consist of a better woodland mix as the initial plans showed an excessive amount of Silver Birch trees. It is considered that Silver Birch would dominate the site and potentially shade out the proposed Oaks which would have better potential for longevity and sustain a wider bio-diversity. There is also a question as to whether any of the existing trees that would need to be removed could

be transplanted to the area identified for the replacement tree planting. The applicant's agent has responded to this and stated that they would be concerned that lifting existing trees with a tree spade at this time would jeopardise their success of survival and long term establishment. November-February would be a more opportune period to carry this out, but this does not work with the long-term programme to achieve the desired school opening. Some additional larger tree stock for more immediate impact could be considered.

Whilst the loss of trees on Tweedle Common is regrettable, in this instance it is considered to be acceptable due to the overall benefits the development would bring. Firstly, the proposals would provide a large number of much-needed secondary school places in this part of North Manchester. Secondly, the development would provide a high quality replacement grass sports pitch and new 400m running track that would be able to be used by the wider community as well as the academy pupils. The loss of the trees would be mitigated by the provision of a new area of replacement tree planting on the south of Tweedle Common. A total of 7,685 trees are proposed in this area and the mix ratio has been updated to reflect the recommendations of the City Council's arboriculturist. In addition, 31 new trees are proposed on the academy site itself.

Ecology and biodiversity

Greater Manchester Ecology Unit (GMEU) acknowledge that the development would result in the loss of an area of broadleaved woodland which is a Priority Habitat for Conservation in Manchester. The woodland would have local value for wildlife, particularly given the context of the site close to a network of other woodlands, however they have no objections to the loss of the woodland as it is a relatively recently planted comprising young trees, significant woodland ground flora has not yet developed under the woodland canopy, the understory is species-poor, compensation planting has been proposed and a Biodiversity Enhancement and Management Plan for the site has been prepared. GMEU have recommended that certain conditions should be attached to any approval granted such as no tree felling to be carried out during the optimum period for bird nesting and the Landscaping Plans and the Biodiversity Enhancement and Management Plan should be implemented in full. Provided these conditions are adhered to, GMEU believe that the proposed loss of the trees would be acceptable from an ecological protection point of view.

Regarding the potential for the site to accommodate bats, the ecology surveys submitted in support of the application showed the existing academy buildings as having some potential to support roosting bats. Whilst this is the case, GMEU believe that as the academy buildings are relatively newly built, are generally well-sealed and are subject to high levels of disturbance, it is unlikely that the buildings currently support a significant bat roost, although the presence of single or small numbers of bats cannot be ruled out. The woodland on the site may act as a feeding resource for local bat populations, but given the extent of alternative, much better bat habitat nearby and the fact that the woodland loss would be compensated through new planting, it is not considered that the temporary loss of the plantation woodland would have a significant effect on the survival of local bat populations. They have

recommended that prior to any building works commencing, bat activity surveys should be undertaken, just in case any roosting bats are found.

On balance, it is considered that the proposal is acceptable with regard to its impact on ecology, biodiversity and protected species, subject to relevant conditions being attached to the approval as recommended by GMEU.

Visual amenity

The main visual impact from the proposed development would be the erection of the academy extension building and the new 2.4m high fencing around the new grass pitch and running track.

The academy extension would consist of a new two storey building (with a projecting theatre space element at roof level) that would link to both the main existing academy building and the existing sports hall. The elevations of the new extension would consist largely of brick and glazing to be in keeping with the existing building. Bricks with different colour and detailing would be used to allow interest in the elevations. The bricks would be used on the vertical piers proposed for the elevations which would have deep reveals. Glazing would be used wherever possible within the extension to maximise natural lighting. Full height glazing that would be double height would be used for the foyer area to make this area as light as possible. The appearance of the new extension is considered to be acceptable as it would complement the appearance of the existing main academy building and would be of a similar height. It would not compete with the existing academy building or be overbearing, but would instead sit comfortably alongside it. The old and new buildings could easily be read which is acceptable.

The extended school boundary encompassing the new grass sports pitch and running track would be secured by a 2.4m high weldmesh fence. This is considered to be acceptable.

The additional tree planting proposed within the academy site is welcomed to provide a soft landscaped setting for the area.

On balance, it is considered that the proposed works would not adversely affect visual amenity within the area.

Residential amenity

The scale of the extension has been carefully considered, to be mindful of the existing residential properties that are located to the rear of the site, particularly those on Longton Road which are the closest residents to the new building. The extension would be two storeys in height, apart from the projecting theatre element that would be slightly higher. The extension would be approximately 21m from the northern boundary of the school and approximately 32m from the nearest rear elevation of the houses on Longton Road. Given the modest height of the new building and the distance of it from the nearest residential properties, it is considered that the scale and mass of the new building is acceptable. It is not considered that the extension would have any undue impact on the amenity of nearby residents in terms of

overlooking/loss of privacy or overshadowing. It should be noted that some new tree planting is proposed to the north of the new extension which would help to screen the new building from the rear outlook of the residential properties on the south side of Longton Road.

In terms of noise outbreak from the proposed extension, an acoustic report has been submitted with the application and Environmental Health are satisfied that the acoustic properties of the new building would not lead to undue issues with regard to noise emanating from the site that could cause adverse living conditions for nearby residents. A condition has been attached to the approval in relation to the acoustic insulation of the building.

The proposed new grass sports pitch and running track is considered to be acceptable in terms of its impact on residential amenity. No floodlighting is proposed for this area. In terms of noise, it is not considered that the new pitch and running track would cause undue amenity issues as the pitch is a considerable distance away from the nearest residential properties (approximately 100m), plus this addition to the academy would be directly adjacent to the academy's existing artificial sports pitch that is already used by academy pupils during the day and community groups during evenings and weekends. The hours of use proposed for the pitch are 09.00 to 21.00 Monday to Saturday and 10.00 to 20.00 on Sundays.

A condition relating to the submission of a construction management plan to further protect the amenity of nearby residents has been attached to the approval.

Highways and car parking

The proposal would involve the laying out of a new 90 space car park in the area between the extension and The Hive building. There is an existing small car park within this area already resulting in an increase of 69 car park spaces over the existing provision. This would mean that the number of car parking spaces across the whole site would be increased from 95 to 164 which is acceptable.

Cycle parking for 80 bikes would also be available within the academy site. The cycle shelters would be located to the north east of the new school extension building and would be overlooked by teaching classrooms. The shelters would be covered and secure and contain Sheffield hoop racks allowing cycles to be individually secured. The shelter compounds would be locked at 9.00am after pupil/staff arrival and would not be opened again until departure at the end of the day at around 3.00pm.

The existing academy has a student drop off area within its current boundary, accessed off Plant Hill Road. This would remain as part of the proposed works.

It is also recognised that the site is well located in relation to public transport with many bus stops nearby. The academy also operates a bus service for pupils from Blackley, Middleton and White Moss.

Waste

The existing academy has a waste storage area located towards the southern boundary of the site which is gated and access controlled. It houses general waste bins as well as segregated recycling receptacles. This storage area would not be affected by the proposal but is capable of managing the increase in waste that may possibly be generated by the development. It is proposed that the capacity of the bins to be held within this area would increase by one third to ensure that the enlarged academy would have sufficient waste storage for its needs. The bins that would be housed in this area are:

4 x 1100 litre paper and card containers
1x 1100 litre can and bottle container
4 x 240 litre waste food containers
1 x closed skip for non - hazardous waste

The waste collection point is located at the front of the school building. Vehicles use the existing access and egress and will continue to do so once the development is complete.

Security considerations

A Crime Impact Statement (CIS) was submitted with the application that was prepared by Greater Manchester Police. It assesses the proposed development against the principles of 'Crime Prevention Through Environmental Design' (CPTED), in order to reduce the opportunities for crime and the fear of crime. Greater Manchester Police were also consulted on the application and stated that the development is supported so long as it is designed and constructed in accordance with the recommendations contained within the CIS.

Right of way

The application has been advertised as one affecting a right of way due to the fact that there is a footpath running through part of the application site, specifically the area proposed for the new grass pitch and running track. The affected footpath that currently runs through the site would be diverted westward to run along the western boundary of the expanded academy site. This would still allow local residents to pass through Tweedle Common from north to south as is currently the case and is considered to be acceptable. The applicant is in discussions about this process with the relevant department within the City Council.

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 Core Strategy and saved

policies of the Unitary Development Plan, the Head of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the 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

Article 35 Declaration

Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

Conditions to be attached to the decision

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

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

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

Drawings

CAM-AHR-00-XX-DR-L90-004 Rev 05

received via email on 14 July 2016

CAM-AHR-00-XX-DR-L-90-011

CAM-AHR-ZZ-00-DR-A-20-002

CAM-AHR-ZZ-00-DR-A-20-003

CAM-AHR-ZZ-01-DR-A-20-002

CAM-AHR-ZZ-01-DR-A-20-004

CAM-AHR-ZZ-02-DR-A-20-002

CAM-AHR-ZZ-ZZ-DR-A-20-101

all stamped as received by the Local Planning Authority on 3 May 2016

CAM-AHR-ZZ-ZZ-DR-A-20-103

received via email on 28 June 2016

CAM-AHR-ZZ-ZZ-DR-A-20-210

CAM-AHR-00-ZZ-DR-L-20-001

all stamped as received by the Local Planning Authority on 3 May 2016

CAM-AHR-00-XX-DR-L-90-006 Rev 03

CAM-AHR-00-XX-DR-L-90-007 Rev 03

CAM-AHR-00-XX-DR-L-90-008 Rev 03

CAM-AHR-00-XX-DR-L-90-009 Rev 03

CAM-AHR-00-XX-DR-L-90-010 Rev 03

all received via email on 18 July 2016

The recommendations contained within section 3.3 of the submitted Crime Impact Statement dated 29 April 2016, ref. 2005/1369/CIS/02 Version A

The submitted waste management information within the agent's email of 4 July 2016

The recommendations within the submitted Biodiversity Enhancement and Management Plan

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the academy extension building have been submitted to and approved in writing by the City Council as local planning authority. The development shall be built using the approved materials.

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

4) 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 secured by design accreditation.

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

5) 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 EN9 and EN15 of the Core Strategy.

6) Notwithstanding the details shown on the submitted drawings, no development shall commence until a hard and soft landscaping treatment scheme, including the proposed replacement tree planting for the south of Tweedle Common, has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

7) Notwithstanding the details shown on the submitted drawings, no development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected around the site. The boundary treatment shall be completed before the expanded academy site becomes operational, including the new grass pitch and running track. 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 saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

8) 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 policies DM1 and EN18 of the Core Strategy.

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

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

10) 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 policies SP1 and DM1 of Core Strategy.

11) Before first occupation of any part of the development, a Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the 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 that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented. The Travel Plan shall be fully implemented , prior to first occupation of the new building, and shall be kept in operation at all times thereafter.

Reason: In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

12) No activity shall take place on the new grass pitch and running track hereby approved outside the hours of:

09.00 to 21.00 Monday to Saturday
10.00 to 20.00 on Sundays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Core Strategy.

13) The academy extension building shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the building becomes operational.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policy DM1 of the Core Strategy.

14) Any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating noise level of 5dB (LAeq) below the existing background (LA90) in each octave band at the nearest noise sensitive location.

Before development commences, the scheme shall be 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 site.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

15) 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 policy DM1 of the Manchester Core Strategy.

16) Use of the development hereby approved shall not commence until a community use agreement has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the new grass pitch and running track forming part of the development and shall include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The approved scheme shall be implemented upon first use of the development and shall remain in place at all times whilst the use or development is in operation.

Reason - To secure well managed, safe community access to sports facilities and ensure sufficient benefit to the development of sport, pursuant to policy EN10 of the Core Strategy.

17) No development on the existing grass sports pitch to be lost shall commence until the following documents have been submitted to and approved in writing by the City Council as Local Planning Authority:

(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the new playing field which identifies constraints which could affect playing field quality; and

(ii) Based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with a timeframe to be agreed in writing with the Local Planning Authority. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason - To ensure that the new grass pitch and running track are prepared to an adequate standard and are fit for purpose, pursuant to policy EN10 of the Core Strategy.

18) No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, SuDs National Standards, the hierarchy of drainage options in the National Planning Practice Guidance and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt, foul and surface water shall be drained on separate systems. No surface water from the development shall discharge either directly or indirectly to the public sewerage system. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason - To prevent the increased risk of flooding and to ensure the future maintenance of the surface water drainage system, pursuant to policy EN8 of the Manchester Core Strategy.

19) No infiltration of surface water drainage into the ground on land affected by contamination is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason - To protect the water environment, pursuant to policy

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

- o A verification report providing photographic evidence of construction as per the design drawings;
- o As built construction drawings if different from the design construction drawings;
- o The management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory

undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime, including appropriate funding mechanism for its ongoing maintenance

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system, pursuant to policy DM1 of the Core Strategy.

21) No vegetation clearance or demolition of buildings shall take place in the bird nesting season (March to July) inclusive, unless nesting birds have been shown to be absent via a suitable qualified person, and the evidence of this has been submitted to and approved in writing by the City Council as Local Planning Authority before any vegetation clearance begins.

Reason - To ensure wildlife habitats are not adversely affected and to be consistent with policies EN15 and DM1 of the Manchester Core Strategy.

22) Prior to any works commencing on site, bat activity surveys shall be undertaken. The surveys should be carried out by a suitably qualified consultant at an appropriate time of year when bats are most active (May to September inclusive). If bats are found to be roosting on any parts of the site to be affected by the development, a Method Statement will need to be prepared giving details of measures to be taken to avoid any possible harm to bats. The Method Statement shall be submitted to and approved in writing by the City Council as Local Planning Authority and implemented in full.

Reason - To ensure an acceptable development and in the interests of ecology, pursuant to policy EN15 of the Coe Strategy.

23) The development shall be carried out in accordance with the recommendations within the submitted Biodiversity Enhancement and Management Plan, submitted by email on 19 May 2016.

Reason - To ensure an acceptable development and in the interests of ecology, pursuant to policy EN15 of the Core Strategy.

24) Notwithstanding the details shown on the submitted plans, 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.

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 SP1, T1 and DM1 of the Core Strategy.

25) No development shall commence until a scheme to ensure the continuity of the existing sports uses of the school playing field during construction works has been submitted to and approved in writing by the Local Planning Authority. The scheme

shall include any off site provision needed during construction works and shall include a timetable for implementation. The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.

Reason - To ensure continuity of sporting use, pursuant to policy EN10 of the Core Strategy.

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: 112021/FO/2016/N1 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:

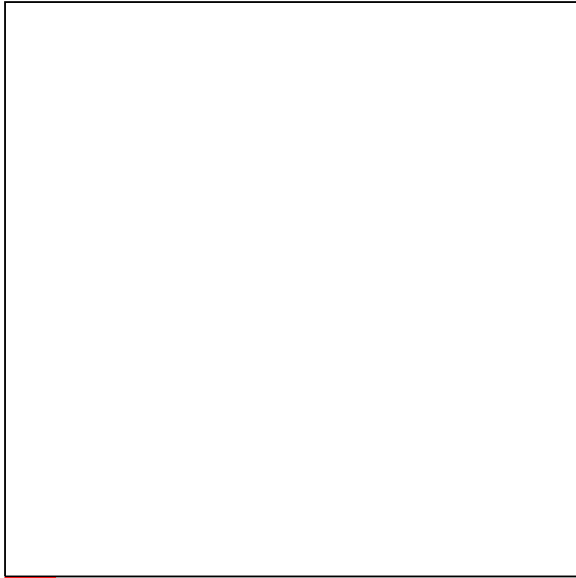
Parks, Leisure & Events
MCC Flood Risk Management
Planning Strategy
Greater Manchester Police
Environment Agency
Greater Manchester Ecology Unit
United Utilities Water PLC
Sport England
Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Corporate Property



A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

MCC Flood Risk Management
Planning Strategy
Greater Manchester Police
Environment Agency
Greater Manchester Ecology Unit
United Utilities Water PLC
Sport England
Environmental Health
Neighbourhood Team Leader (Arboriculture)
9 Warrington Road, Blackley, M9 8LN

Relevant Contact Officer : Carolyn Parry
Telephone number : 0161 234 4022
Email : c.parry@manchester.gov.uk



 Application site boundary  Neighbour notification
© Crown copyright and database rights 2016. Ordnance Survey 100019568