

Application Number	Date of Appln	Committee Date	Ward
117846/VO/2017	12th Oct 2017	11th Jan 2018	Gorton South Ward

Proposal City Council Development. Erection of a three storey detached school building with rooftop plant, detached single storey indoor sports facility with double height sports hall and studio, with associated access, parking and circulation areas, formation of outdoor sports facilities, external play space, landscaping, boundary treatment and associated works.

Location Nutsford Vale, Matthews Lane, Manchester,

Applicant Ms Jacqui Shepherd , Manchester City Council, Education Department, P O Box 532, Manchester, M60 2LA,

Agent Miss Katie Daniels, Turley, 10th Floor, 1 New York Street, Manchester, M1 4HD,

Background

Consideration of this application was deferred at the meeting of the Planning and Highways Committee on 11th January 2018 to enable a site visit to take place to allow members to look at possible traffic and environmental impacts.

In December 2016, a report presented to The Executive outlined the importance of finding sites for new schools based on need. It clearly advised site availability and suitability in the city, particularly for new secondary schools, is limited; however, demand is continuing to be driven by the demonstrable growth in the City's school age population and this must be addressed.

Since that time proposals have been brought forward for both school extensions and new schools across the City. This current application has been submitted in response to this need, in this part of the City. This follows evaluating options for expanding existing schools and alternative sites, all of which were not considered to be feasible to meet demand. The strategy requires new provision to be available for September 2019.

Prior to the planning submission an extensive consultation process was undertaken with a wide range of stakeholders; in addition technical information was commissioned to address concerns raised at this pre-planning application stage.

It is acknowledged following receipt of the application significant interest has been generated and this report sets out and addresses the issues for consideration.

The Site

Interwar in the 1900's the application site was used as a clay pit and brickworks. In the late 1970's the brickworks were closed and the clay pit was used as a refuse tip

for domestic and commercial waste. In the late 1980's the tip was closed and reclamation works took place to cap the tip and create open space.

The Proposal

The proposed development comprises a secondary school which would initially accept a single intake of 240 year 7 pupils, with year 7 cohorts accepted each year, eventually catering to 1200 pupils, aged 11-16, by 2024, being taught by 270 full time members of staff in a three storey new build facility comprising 8,900 sqm of gross internal floor area.

The proposed school building would be positioned towards the southern boundary in the southwestern corner of the site, but set behind retained trees which front Matthews Lane and an arrival plaza.

The school would generally be open between the hours of 0700 and 1800 hrs, with a breakfast club operating from 07:00 a.m. until the school starts, and after school activities for pupils until 18:00 hrs.

Community use is expected to take place between 17:00 to 22:00 on Mondays to Fridays and between 09:00 and 17:00 at weekends.

The school would comprise school office space, a main hall, classrooms, therapy rooms and associated dining area and kitchen facilities.

The proposed development would also include the provision of a separate sports hall to the north of the school building. The sports hall would have four courts, with changing rooms, two classrooms and a studio. The school would also benefit from a multi-use games area, two all-weather pitches to the north of the proposed sports hall. The southern all weather pitch would be flood lit, with column lighting orientated towards these areas and designed to minimise light spill. It is envisaged that the sport hall and pitches would be available for community use.

The proposed staff car park would provide 61 spaces (incorporating 5 disabled spaces), with the visitor /drop off car park facility providing 31 spaces (including a disabled bay).



During the evening the car park will be open for community use associated with the proposed school and school events. In addition there would be a separate visitor car park to the east that can be open for community use during school hours and outside of school hours for such events and this will be managed by the school. Cycle parking would be provided behind the school building within the secure school boundary. 147 cycle parking spaces are proposed.

A new puffin crossing would be introduced on Matthews Lane to the south of the school, which is proposed for safe crossing

The site lies within Flood Zone 1. A Flood Risk Assessment has been submitted and assessed.

The proposal includes measures to deal with any contaminants on the site, and remediation. This is fully covered in the report.

Mitigation for the loss of open space is also proposed through the creation of new habitats and management of existing habitats on the site, including the new native hedge planting along the eastern boundary of the site and park; new screen planting composed of native trees and shrubs long the western boundary; with planting of a new wildflower meadow; relocation of the existing orchard, and the coppicing and thinning of existing woodland to improve the quality of the trees in Nutsford Vale.

Consultations

The proposal has been advertised in the local press as a major development and a site notice was displayed at the application site. Notification letters have been sent to an extensive area of local residents and businesses.

Local residents

A petition has been received on 11th January 2018, entitled Stop the proposed development of Nutsford Vale with 653 signatories (199 non local).
An e-petition (open between 14 Sep 2017 to 14 Jan 2018) has been received with 581 signatories.

180 letters of objection have been received. These fall into the following broad categories:

Ground Contamination

- A resident states that they do not believe that the ground survey reports are true in relation to the report saying the poisons and gases can be made safe. The resident says that unregulated tipping went on at this site, and questions whether the Council is prepared for resulting illnesses in staff and pupils in the future.
- The site is unsafe to building, the land has been found to be toxic. The future health of children attending the school should be taken into consideration. A resident believes that effects have been felt where there has been another building in the area.
- A resident has concerns that the levels of remedial work required will be very costly, and the Council may be wasting its time investigating a sub optimal site.
- Concerns have been raised with similar issues will occur as were experienced when a primary school was built in Reddish, and the associated costs of building on contaminated land were in the local press .
- There are no visible treatment plans for the hazardous substances in the former pit site, and the developer cannot say where they will dispose of this material.
- The concrete put on site to enable development will crush the existing clay and squeeze out poisonous substances. The developer plans to dump the poisonous water into the Gore Brook River, which runs into Platt Fields which will kill aquatic life.
- To disturb this ground for a building project and expose people to the seepage of toxic materials and gases is wrong.
- Fire fighters have been called in previously to extinguish random fires due to toxic underground waste.
- The ground is not sufficiently stable to take the weight of the development.
- When test piles were undertaken, there was a strong odour of sewage in the air.
- The developers have not established a guaranteed way of making the land safe, they refer to further investigative surveys , so they being presumptive in relation to their statements regarding toxicity and site safety.
- More detailed research needs to be undertaken in connection with the risks associated with the contamination, and the short and long term health risks of

disturbing toxic materials for those using the site , and living adjacent to the site.

- The land around Matthews lane was previously bog land , two houses on Matthews Lane were demolished due to subsidence, and unstable ground- concerns are expressed that building works will destabilise houses in the vicinity.
- Disturbance of the waste will lead to the release of bad smells to the atmosphere, not to mention the chemicals that will be dispersed into the atmosphere, making breathing problems worse for asthma sufferers.
- There is evidence of the Ministry of Defence dumping toxic waste at this site through other chemical companies in the 1970's.
- In one of the submitted documents it refers to the current seal/cap on the site is of negligible thickness in places, due to planting. This site is council owned, and they are aware of the history of the site- it seems that there has been no regular monitoring of the safety of the site and that relevant information was not shared with those undertaking the planting. Has the site been regularly monitored?
- Guarantees for the health and safety of local residents and users of the site have not been forthcoming.
- How long will it take for the cleaned soil to become contaminated, from pollutants rising to the surface.
- A resident has forwarded two articles regarding the impacts of developing on landfill sites.
- Need to know 100% that this ground is safe and obviously if we do not know what is there inch by inch, it is not.
- Are the staff who would be based at this site aware of the sensitivity regarding the ground conditions at this site?

Traffic

- The roads in the vicinity of the proposed roads are insufficient to handle the traffic which would be generated. These roads are already used as rat runs at peak times when schools open and close.
- No additional infrastructure is proposed to deal with traffic
- The proximity of four other schools will lead to the traffic conditions and the numbers of children trying to get to school will be potentially dangerous.
- Do not want the road marking and speed bumps proposed as part of this development.
- Feel that traffic flows should be modelled on a wider area to account for driver behaviour to assess the effects on streets which they believe have not been considered in the submitted Transport Assessment.
- No assessment has been made about impact on foot traffic, cycle routes or local transport links. Existing schools in the area have a negative impact on local residents and businesses with congestion on footpaths and queues in shops.
- The traffic survey was carried out at the wrong times of the day and is erroneous.
- The provision of segregated cycle lanes in there should be considered to encourage cycle use

- People do not adhere to the existing 20mph area in the area, every other car is someone using the neighbourhood as a rat run, adding 1000+ children to this situation and a similar number of cars will give rise to accidents.
- Putting a crossing on Matthews Lane will not make a difference as people go the rough the red light at the bottom of the Lane all the time.
- Although staff and children will be encouraged to walk or cycle to the school, parents will not allow their children to cycle on such busy roads during peak hours, and they will be driven to school.
- Parents already drive onto the pavement at the junction of Mount Road and Matthews Lane to drop children, so that can walk along Nico Ditch to school. This already a catastrophe waiting to happen without any new or re-opened school in the vicinity.
- Concerns have been expressed that children will be bussed into the school from outside the area, and the school should therefore be located where the children live.
- When roadworks were in place for the new houses at Mount Road/ Mellands Road, a controlled junction was in place which led to severe tailbacks in traffic. The potential for similar to occur with this development were raised at early public informal consultation meetings, but not addressed. The education village in Gorton has a massive impact during rush hour, which will be made worse.
- Traffic calming measures are needed.
- A resident has sent photographs of current parking issues and traffic on Matthews Lane.

Access/ Parking

- There are already parking problems, with our driveway being blocked by parked vehicles. The proposed development will make matters worse.
- A resident has concerns as the proposed access would be opposite their property.
- Another resident is disabled, and the access to his garage is from Matthews Lane in proximity to the proposed school; is has concerns about being able to access his garage.
- With the removal / re-routing of paths, access will be restricted.
- If the school is approved, parking permits should be issued to local residents.
- Both old and new schools in the area have insufficient parking, and lead to staff and visitors parking on street, in addition to parents dropping off and collecting children. Whilst there is parking proposed for the school the resident feels that it will be inadequate.
- Matthews Lane is a busy route - why is the entrance to the school on Matthews Lane rather than the little used road on the other side of the Vale.
- The cycle storage would to appear to be in protected shelters. The proposal of cycle parking sheds is welcomed, but the development does not go as far as offering staff and pupils secure lockable cycle shelters, which would encourage staff to cycle rather than drive.

Air Quality

- Traffic congestion is atrocious and the air pollution is above EU recommendation as proved by a Friends of the Earth survey earlier last year.

Whilst Nutsford Vale had the best reading of the stations posted in the area, it was still high.

- Green areas are needed to ensure air quality does not deteriorate. The proposed school will bring more traffic and noise pollution adversely affecting residential amenity, and air quality
- The proposed loss of trees will not improve air quality.
- Concerns are expressed about dust associated with the development.
- A resident has also advised of her significant concerns regarding impact the works that would occur during and after construction to her allergies. She advises that she located to this area due to the green corridor, and her health has improved as a result.
- Another resident has expressed concerns over risk risks from contaminated dust and gas entering their property.
- The development is contrary to policy EN16 – Air Quality.

An e-mailed letter of objection signed by 40 local parents in Gorton South and Levenshulme wards has been received on 10th January 2018. They raise objections with regards to air pollution levels and advise that air pollution is in breach of limits; worsening air quality within an AQMA; that the proposed development is inconsistent with Policy EN 16 of the Local Plan and of the National Planning Policy Framework (NPPF); the local road network is already at full capacity and further congestion and air pollution cannot be tolerated by residents, particularly children, elderly and people with existing health conditions; this site is wholly unsuitable in transport terms, will further enhance traffic and congestion on local roads already over capacity, and most crucially, will worsen air pollution where it is already high and where there are vulnerable local children; there is insufficient assessment of and disregard to the local air quality impacts of the development could open the council up to legal challenge; mitigation measures proposed will not “secure a reduction in air pollution from traffic” ; no traffic counts or projected traffic modelling on Broom Lane are in the Transport Assessment; would have unacceptable impacts on green space, wildlife, health and safety; alternative options were not made available publically available ; the decision is being taken without adequate consultation; and that approval could be open to legal challenge.

Noise

- There is already a lot of noise form the three schools in the area, with pupils congregating on Matthews Lane, this will only get worse with another school in the area;
- For many residents it will not be feasible to close windows to block out noise, as this limits airflow and increases discomfort, particularly in summer.
- There would be noise form the proposed Sports ground, which is not needed as there are facilities at Melland fields and at the Etihad Stadium. The proposed pitches will generate noise in the evenings and weekends.
- Concerns expressed in relation to the inverters for the solar plant being on at night, with associated noise.
- There will be noise and vibration from the installation of the proposed road humps.
- The report falls to highlight that annual monitoring on Stockport Road (only 720m from the site) shows that the nitrogen dioxide (NO₂) pollution is already

well over annual legal limits and the Transport Assessment shows more traffic and congestion would be created by the development.

Loss of amenity space

- The development will destroy much needed vegetation that absorbs CO2 and soaks up lots of water;
- Loss of the last of a few green spaces vital to health and well being
- Do not object to the school being built , but the site being proposed is the worst possible place;
- The proposal will lead to the loss of at least half of Nutsford Vale;
- The proposal will adversely affect habitats, thereby affect local wildlife, and lead to the loss of a wide variety of plant life.
- Recently many of the green and brown sites in the area either have been built on or are about to be built on, with houses apartments schools. When a school was development at Mellands on the other side of Mount Road Nutsford Vale was cited as the open space to offset the loss of open space on for that school development
- Nutsford Vale was opened by MCC 7 years ago as a flagship amenity space for the whole community, for wildlife and biodiversity, with £600K spent in transforming a rubbish dump into a park. To redevelop it for private use is a waste of tax payers' money.
- Members of the local community involved in the Friends of Nutsford Vale spent unaccountable hours of voluntary work maintaining the Vale.
- Nutsford Vale is used by cyclists, joggers, dog walkers, wheelchair users, and children from the Grange School.
- The Vale is an area of peace and quiet, it's not just amenities which would be lost, but friendliness, peace and community.
- Nutsford Vale is used as an outdoor teaching space, with the Friends of the Vale holding nature walks, bat walks, Halloween walk, and Easter egg hunt. Children are taught to make bug boxes and bird boxes to take home
- Nutsford Vale should be protected, not destroyed.
- There are so many parks and public areas which have been built on, and there is space for extra building. Regularly maintained green space should not be built on.
- Sir Gerald Kaufman called Nutsford Vale the lungs of the community.
- Adverse impact on local flora and fauna.
- The loss of a green space and nature reserve one of the City's less well provided for areas.
- Forms part of Manchester's green corridor and allows people from this busy, noisy and built up area to take advantages of wider access to green space in the city.
- Gorton North Ward only has 15% of green space at present , and this development will lead to the loss of 5hecatres of that space, with the other green space being at Debdale Park over 1 mile away.
- So much green space has already been lost in this area at Mellands playing fields, and development at Shillingford Road, and the site of Cedar Mount School, and how much more can be lost?
- The development will lead to the loss of foraging area for bats. There is no regard to green corridor strategies, which require the protection and enhancement to green spaces.

- The proposed development appears not to consider or conform to the Manchester's Green & Blue Infrastructure Strategy.
- The character of Nutsford Vale will change as a result of the proposed development though loss of public pathways, change in geographic profile, and loss of flora and fauna.
- The loss of the bench situated within the Vale near to the school, will adversely affect access to the Vale by disabled people, who needs to use it stop and rest.
- Concerns expressed about climate change and that plants and trees help combat the process, and the proposal would involve the loss of this green area.
- The scheme will cause irreparable harm to a much valued well used community asset. It appears to be contrary to evidence based policies which seek to protect green space for the well-being of communities.
- The area of open land is incorrectly stated, as it includes an area under the ownership of Landcare Ltd, which forms no part of Nutsford Vale site or local amenity area.
- The area is characterised by terraced housing with small yards , Nutsford Vale provides a vital area of amenity space for the residents to enjoy
- If the build goes ahead, the retained area of the Vale should be treated as a country park, and not be manicured into a formal park.
- Losing Nutsford Vale would have a detrimental impact on health and wellbeing
- If development goes ahead here it should be with an unequivocal commitment to create new habitat, and conduct building works with consideration for existing habitat and wildlife, and maximise the opportunity for new tree planting , and to undertake the improvement of Nutsford Vale as a local amenity.
- The proposed development undermines and devalues the sustained community effort that has supported the development of the Vale over the past several years.
- The development is contrary to policy EN9 – green infrastructure, EN10- safeguarding open space.
- The development would lead to a qualitative and quantative loss of open space. The potential benefits in the form of outdoor sporting facilities in no way outweigh the loss and noncompliance with policy EN10.
- The application, as it is, seems to disregard the council's own plans and strategies with regard to safeguarding wildlife, green corridors, air quality and the well-being of the local communities who spend a large amount of their own time caring for and managing their local amenities, in particular policies PPS9 and EN15. Nutsford Vale is considered to be an opportunity in the context of policy EN15, but if this application is approved it will remove 40-45% of it.
- Habitat and foraging areas for bats have already been disturbed by survey work undertaken for this scheme.
- The mitigation works will need maintaining, which is suggested would be done by others – who will this be?
- Tests on Nutsford Vale have churned up paths and the wildflower meadow, and the meadow has not yet been reinstated. How can residents trust the rest of the proposed mitigation works to the Vale will be undertaken?
- The proposed location for the replanting of the orchard is next to a path that runs from Spectrum Walk to Longsight Road which is a thoroughfare and it will

quadruple the possibility of vandalism. Furthermore, the ground is boggy which is not suitable for orchard trees.

- Whilst in principle the mountain bike hump on the Vale for the Grange School is a good idea, concerns are expressed as over the years problems have been experienced with off road motorbikes and with antisocial behaviour and the bike hump will promote this.

Ecology

- There are protected species such as bats and water voles on the Vale.
- Some birds Removal of undergrowth will lead to the loss of wildlife habitat.
- Birds have commenced nesting on the site, due to the mild winter.
- The remainder of the Park will not be big enough for a lot of the animals to breed or survive in such a narrow space.

Trees

- Although new trees would be planted, there is no direct comparison to the 35% reduction that the works would result in. The resident queries the effect of the proposed tree planting given the losses.
- The scheme would involve the loss of significant numbers of trees.

Site selection

- There are other schools in the area that have capacity and are undersubscribed, why is another school needed here?
- Reuse other buildings, or use commercial plots (may be more expensive, but better suited as they are usually more accessible for drivers and do not put a strain on traffic), rather than taking away one of our small green spaces.
- Concerns are also expressed that as tree locations are estimated locations that the new development may not be implemented, and the project may halt mid construction.
- Although another site may involve a costly and lengthy purchase process, this may be most cost effective than remediating the site at Nutsford Vale.
- There are plenty of brownfield sites within a reasonable distance which could be used.
- Other alternative sites have been put forward but these have not been investigated by Council officers. The Council produced two alternatives, but their locations were not disclosed. At early public informal consultation meeting this site was one of 10 sites for the school, but the others could not be disclosed due to data protection
- Three sites were put forward and a desk top feasibility study was undertaken to find the preferred option. How is it objectively decided what criteria need to be met? Is there a standard list for secondary schools and where is that list derived from? How were weightings developed that attached different levels of importance to the various criteria? How many visits were undertaken before it was chosen?
- It has been put forward that this development is on public land, the problem with this argument is that this could be applied in the future to any number of parks around the city.
- We already carry more than our fair share of schools.
- The school will overlook properties adjacent streets, and will be visible from all four sides. Any removal of trees on Matthews Lane will increase the potential for overlooking.

- The location of the school in proximity to an SEN school could adversely impact on the students welfare. The students at the Grange school have been subject to bullying by school form other schools in the area. This will sandwich the Grange school in between two large secondary schools
- The school will tower above the neighbourhood, which will make things a lot worse. On somewhere which has not has a structure on it before.
- Improvements should be made to the existing schools, rather than a new build.
- The possibility of rivalry and conflict with Cedar Mount pupils has been overlooked.
- As the Council no longer manages schools, the area could acquire a school that only serves a small sector of the population, and does not provide the inclusive, good quality education that children in the area need.
- This school is not needed for Levenshulme children
- Cedar Mount School is in the inadequate category and has required improvement in all areas despite a positive report in May 2017. As such if a new school is built, it is likely that the children at Cedar Mount will move to the new school. This will further damage Cedar Mount.
- There are already gangs of youths congregating on street corners in the area. It is intimidating. A secondary school will add to the problems.
- MCC should not have allowed the housing to be developed in the rea, knowing that a school would be needed, part of the housing land could have accommodated a school.
- Why cannot the former Gorton Mount School be used to accommodate a new school? The former Gorton Mount School is to be made operational again. Where will the parking be for this facility? Will the northwest corner of Nutsford Vale be used?
- There are already sports facilities in the area, a school is not needed.

Security

- The Crime Impact Statement only considers the security if the school and does not consider whether the development will also affect crime in the residential area.

Light Pollution

- Concerns have been expressed in regard to impacts from light pollution from the schools and floodlit facilities.

Consultations

- Residents have only been given 18 days to respond, but the Environment Agency have been given longer to respond, residents should have the same time period.
- In the Gorton South Ward Plan it indicates that 50.1% of the population of the Gorton South ward were unlikely to have access to the internet and therefore would not have access to the planning documents and no allowance has been made for the fact that 40% of the population are from ethnic backgrounds, and 22% do not speak English in relation to the advertising, consultation and communication about the application.
- The consultation showed strong opposition to the school being built, but the consultation process seemed to focus on the positioning of the school, and not whether the school was wanted in the first place.

- The obligation to consult meaning fully with local communities ahead of proposals like as laid out in the Localism Act 2011 and the National Planning Policy Framework 2012 has not been met.
- Residents have not been told if they can have a covenant on this land or Village Green status.

Litter

- During term time the streets around here are filthy, with lots of litter. The addition of extra children will lead to more litter, which is a problem.

Footpath

- A resident wishes to formally object to the closure of a footpath which runs from the south west to the northeast as from Matthews Lane to Gorton Mount Primary school.
- Two of the best footpaths from Matthews Lane to Red Rose Forest would be lost.

Property damage

- A resident has raised concerns over the potential damage that could occur to their property due to ground compaction during construction.

Privacy

- A resident has raised concerns over privacy.

Drainage

- The plans will require water to flow uphill by changing the natural direction of flow of the surface water drainage.
- There is a history of flooding downstream which was costly to correct - is there sufficient capacity to ensure that there is no flooding in this area.
- Houses will be liable to flooding, when all the trees are removed, if adequate drainage is not installed.
- When the drainage is put in what will stop the toxic gas escaping.
- The drainage strategy proposes that the Nico Ditch which currently empties into Nutsford Vale in extreme storm evens through an overflow sewer would be used to take more surface water from the site. What will be the impact of this further along the sewer? Effectively the Vale is used as a flood plain, and the proposed building is only protected to the 0.01% flooding event.
- A resident raised concerns that the originally submitted below ground drainage strategy made reference to meetings which had taken place , but dated of those meetings were in the future and this in their view makes the document unsafe, unreliable , or invalid and should be removed from the collection of supporting data.
- The detention basin for the below ground drainage will have to go on the park site, and residents are losing nearly half of the Vale already.

Vermin

- When the houses were built on Mount Road, residents were over run by vermin. Concern is expressed this will happen if a new school is built on this site.

Construction Hours

- Views expressed that these should be restricted to finish at noon on Saturdays, and start times should be put back to 8:30am, rather than the stated hours.

Support

- A resident supports the principle of the development but raises concerns in relation to impacts on air quality, and recommends consideration be given to cycle lane segregation in the locality to encourage cycle use

A report entitled 'A Working Report on the Social Value of Nutsford Vale Country Park' has been compiled by two university professors from Manchester Metropolitan University (MMU), which assessing the influences of green infrastructure on health and wellbeing. The report outlines the qualities and heritage of the Nutsford Vale site enables individual and community wellbeing, integration, healthy aging and intergenerational learning.

The stated aim of the report is to provide evidence to ensure Nutsford Vale is protected as a community asset, in order that volunteer, staff labour, expertise and resources invested in its development continue to offer a social return to the community. The report looks at the risks associated with the development on Nutsford Vale, and identifies mental health issues, social isolation, decreased physical activity, nature deficit disorder, decreased community cohesion, decreased care for place and open spaces, and distrust of policy makers and Council representatives.

Councillors

Councillor Peter Cookson - Wishes to object to the proposal to develop a school on Nutsford Vale Country Park.

Councillor Cookson is extremely concerned about the loss of amenity to the local community by the loss of a substantial part of the country park. Many people use the country park for recreation - walking, running, rambling, taking their children to play etc. He does not think that what would be left of the park could accommodate all the activities that take place at the current time. The Council has invested a lot of money into the park, including an orchard and wild flower area. He fears that these would be lost if the proposed building was allowed to be built.

He is also concerned about the air quality in this part of Levenshulme, Gorton and Longsight. Trees help to ensure better air quality and the cutting down of over 2000 trees will only make matters worse.

He is concerned that the proposed school will be very close to some of the nearby houses. For example Ringwood Avenue and Newdale Road. The school could block light to the houses and mean that the houses will be overlooked by the school. Again this would lead to a loss of amenity for the residents on these streets

He is concerned about an increase in traffic from the proposed development - particularly on Matthews Lane. This road is already very busy and there are four other schools in close proximity to the proposed school, and can only foresee traffic congestion at school opening and closing times - from staff and parents.

He is not convinced that there is sufficient parking being proposed on site for staff, visitors and deliveries. This will mean that people will be forced to park on the adjacent roads again causing problems for local people.

He advises that the local residents have worked hard for many years in order to preserve Nutsford Vale as a country park and whilst he understands the need for a new school, he feels that Nutsford Vale is totally unsuitable and would take away a much loved and much needed green space

He asks that the planning application is rejected on the grounds set out above.

Councillor Julie Reid - Wishes to object on the grounds of lost green space for local people to use for recreation and habitat for birds and bats. Also the potential impact on traffic congestion on Matthews Lane, Mount Road and Stockport Road.

Councillor Bernard Stone - Wishes to object to the proposal to develop a school on Nutsford Vale Country Park.

He is extremely concerned about the loss of amenity to the local community by the loss of a substantial part of the country park, advising that many people use the country park for recreation - walking, running, rambling, taking their children to play etc. He does not think that what would be left of the park could accommodate all the activities that take place at the current time. The Council has invested a lot of money into the park, including an orchard and wild flower area. He fears that these would be lost if the proposed building was allowed to be built.

He is also concerned about the air quality in this part of Levenshulme, Gorton and Longsight. Trees help to ensure better air quality and the cutting down of over 2000 trees will only make matters worse. He is not happy that the planning application will not replace all the trees that will be lost. Again the loss of the trees will mean a loss of amenity to local people - as well as the wild life that lives on the Vale.

He is concerned that the proposed school will be very close to some of the nearby houses. For example Ringwood Avenue and Newdale Road. The school could block light to the houses and mean that the houses will be overlooked by the school. Again this would lead to a loss of amenity for the residents on these streets.

He is concerned about an increase in traffic from the proposed development - particularly on Matthews Lane, advising that this road is already very busy and there are four other schools in close proximity to the proposed school. He foresees traffic congestion at school opening and closing times - from staff and parents, and feels that many parents continue to drive their children to school. The increase in cars will mean a decrease in the quality of the air in this part of our neighbourhood - exacerbated by the trees being removed as mentioned earlier.

He is not convinced that there is sufficient parking being proposed on site for staff, visitors and deliveries. This means that people will be forced to park on the adjacent roads again causing problems for local people.

He asks that the planning application is rejected on the grounds set out above.

Councillor Noor-Wishes to object to the proposal as she feels that it will change the local amenity and will deny local people of green space.

Councillor Suzanne Richards – has expressed concerns about plans to build a secondary school on Nutsford Vale. She has advised that she has thought long and hard before taking a position on this matter, and has spent time on the Vale itself, spoken to many local residents and has also met with the Friends group on a number of occasions. She advises that at the outset she met with the Executive Member and the senior responsible Council Officer when the draft proposals were outlined to her. She therefore feels that she has taken on board views from all sides.

She wishes to make clear that she does not oppose building a school and would work with the Council and Councillors in the surrounding areas to help identify a more suitable site. However, there are a number of reasons why she does not feel able to support an application to build a school on this site, which are outlined below.

1. Impact on surrounding area - the proximity to the Education Village means that there are multiple schools within very close proximity to each other including a special school on the opposite side of the Vale. She does not feel that the impact building another secondary school will have on footfall and traffic has been properly and adequately considered. This is an area which is already under pressure at busy times of the day and an additional 1,200 or 1,800 place school is going to significantly add to that.
2. The Vale itself - Nutsford Vale is a unique space in Manchester, which is tended and supported by a very active friends group. What makes it so special is that it is genuinely 'owned' by residents and the community - that sense of ownership of the space has been key to its survival and how it has blossomed from a former tip site to a sanctuary in the city. We just don't have green spaces like this in the area. Much of the surrounding housing stock has small yards only, which means the Vale provides a special and unique community garden. There are of course some parks in the area however, you only have to visit the vale to see it really is nothing like a park and what it offers to residents is totally different to what you get from a park.
3. Environmental and safety concerns - there are quite rightly a number of environmental and safety concerns, which have through the consultation process been outlined by the Friends group and other residents in detail.

An approach is needed which looks strategically at plans for housing building, demand for school places and available land, and understands the pressure for school places which is driving this proposal. The context of place and residents views have not been adequately accounted for in the decision making process in this instance, and therefore wishes to register her objection and have the opportunity to speak when the application is heard.

Afzal Khan MP – Has written to the Leader of the Council advising he has received countless letter from residents in their opposition to the proposed development. He states that the Friends of Nutsford Vale raised objections to using the park as a site to build a school. He advises that his constituents understand and sympathise with the need for more schools to be built, however, they feel strongly that Nutsford Vale

is not an appropriate site to build on. He advises that not only is the land now a popular and well used park, the dangers of unearthing toxic chemicals which lay underground pose potentially serious health hazards.

Furthermore, he advises that two university professors from Manchester Metropolitan University (MMU) have compiled a detailed report assessing the influences of green infrastructure on health and wellbeing. He notes the report indicates that Nutsford Vale is located in one of the most socio economically deprived areas of Manchester, and that having this green space provides individual and community wellbeing, integration, healthy aging and inter-generational learning. He feels strongly that his constituents will be at a further disadvantage if this suite is taken away from them.

He stresses his support for the local resident's objections, and asks that their concerns for traffic and road safety, public health, and environmental impact are effectively dealt with. He has forwarded a copy of the conclusion from the Matthews Lane Contaminated Land Interpretative report by Rambolt, and a copy if the report entitled 'A working report on the social value of Nutsford Vale Country Park' by professors from MMU.

Other comments received

Levenshulme Branch Labour Party

The Chair of the Levenshulme Branch Labour Party (covering Levenshulme and Gorton South wards) has written to advise that those Branch members present at their last meeting unanimously resolved to oppose the proposed development of a school on Nutsford Vale and mandated this objection.

Their opposition relates to the loss of green space used by local residents ; that the site is an important part of Manchester's Green Corridor and the Manchester Joint Health and Well Being Strategy, and having access to this green space benefits residents' physical fitness as well as their mental wellbeing. It has a positive impact on the life of residents.

They also wish to object on the ground of remediation. They believe that the application still leaves significant uncertainty around the toxic nature of the site and unknown implications for management of ground and surface water.

They believe further investigation and more detailed remediation plans are required. They also wish to examine responses from the Environment Agency and United Utilities in response to community concern with regard to public health, and feel such reports should be in the public domain.

They are concerned that in the updated Contaminated Land Interpretative Report recommendations that compaction of the topsoil on site has been recommended as part of the development design, on the basis that this could affect ground gases and impact neighbouring properties. A full risk assessment of this impact on affected properties should be required before planning permission is granted.

They believe the proposal and loss of green space will result in a decrease in air quality for Levenshulme residents and pupils and staff at the new school, and an

increased risk of road traffic accidents (RTAs), as the 'moderate impact' of this application would be 600 extra car journeys a day made to-and-from the new school.

They further believe cycling provision to be insufficient. Although cycle shelters are included within the design, no dedicated cycle lanes are provided for. They also believe the current application does not appropriately mitigate the impact of increase traffic on Matthews Lane and the smaller adjacent residential streets, and believe that the application should be rejected on those grounds. They ask that any future amended application makes appropriate arrangements for effective planning calming measures.

Since 1998, Nutsford Vale has received over £500,000 investment by the council to plant trees and improve accessibility. It has been a valued public amenity maintained by volunteers in the area. The site's true value to the community has been recognised by the planners or designers who have only noted shortcomings in terms of a precious natural resource. A walk through will prove the vibrancy of the birdlife, and this kind of habitat is a haven for wildlife which is partly adapted to towns such as hedgehogs, foxes and weasels.

The Manchester Local Plan 2012 includes wild or semi-natural environments as strategic to the needs of Manchester residents protecting 1.86 ha per 1000 population. Building on the Vale not only deprives the surrounding residents of natural space, but also sets a dangerous precedent to building on other Country Parks and other valued green space in Manchester.

They believe the weighting in the site assessment is flawed. Although they agree that proximity to the target catchment area is important, the site availability has been weighted incorrectly. While Manchester City Council own Nutsford Vale, the site is not immediately available safe for building on. Further, the presence of a medieval ditch (a key feature of the flood risk management), the detrimental effect on the surrounding wildlife and the use of the whole Vale by the community seem to them to weigh against using the Vale.

They advise there are discrepancies in relation the levels of car parking proposed in the planning documents of 2 spaces which should be clarified, and express their view that given staff number parking capacity will not be sufficient on the site .

They also seek clarity of whether or not Japanese knotweed is as an issue.
For above reasons, they request the current application is rejected.

The Friends of Nutsford Vale

The Friends of Nutsford Vale (FONV) have written to object on behalf of 100+ members of their group and over 1000 Manchester residents who signed the petition against the use of Nutsford Vale to site a new school.

The group advise that they led the renovation of Nutsford Vale between 1998 and 2007, working with the Council and agencies including Groundwork and Red Rose Forest to secure funding and then drive the renewal of the site, including the laying of tarmac paths, benches and other furniture, forestry management and planting of trees, shrubs and wildflowers.

Members of FONV state they were heavily involved as volunteers in extensive improvement work on Nutsford Vale, including digging and securing the pond area, planting the community orchard and seeding the wildflower meadow. Friends of Nutsford Vale also advise they continue to maintain the site, organising monthly community litter-picks, clearing of fly-tips, maintenance of verges and overgrowth.

Friends of Nutsford Vale have confirmed their attendance at the community engagement and consultation strategy for the proposed school on Nutsford Vale Country Park.

Their grounds for objection are:-

- Loss of amenity to the community of Gorton, Longsight and Levenshulme and damaging impact upon local area.

FONV assert that the proposal to build a school on Nutsford Vale contradicts council commitments on 'Improving public spaces', 'Culture, Sports and Parks'. FONV state that the Council has a long-term objective that residents should "have a strong sense of citizenship and pride in the city" and assert that the apparent contempt and indifference shown towards the extensive hours of volunteering and good citizenship of Friends of Nutsford Vale over many years undermines that commitment. It is self-evident that the loss of substantial areas of green space and parkland amounts to a significant loss of a valuable public health amenity and that this planning application should be rejected due to its conflict with stated council policy and strategy;

- Impacts to public health, safety and peace of mind.

FONV object on the grounds of physical risk to health and safety of local residents and future users of the site; and risk to physical and mental health and wellbeing arising from associated stress.

- Damage to the local and wider environment.
 - FONV object on the grounds of loss of green space and biodiversity; and damage to air quality and degraded living environment.
- Traffic congestion , pedestrian safety, and parking;

It is the view of FONV that the Transport document fails to describe and account for several significant impacts of the proposed school, including the description of the traffic modelling increase in congestion being described as moderate. It is the FONV's contention that there would be a severe and unreasonable escalation in congestion. Furthermore, that the document does not take account that Cedar Mount School is currently under capacity, and these vacancies will be filled in coming years, giving rise to an exponential impact in congestion on the Mount Road/Matthews lane junction.

- Community Involvement.

FONV state that the Statement of Community Involvement is inaccurate, and the attainment of community involvement ahead of the planning application was

inadequate. They refer to invitations being in English in an area where they advise a high proportion of the residents first language is not English. They also advise that the three consultation events, there was no signage outside the building to advertise the consultation event. FONV also state that the information provided at community briefings was not correct in relation to the numbers of trees to be planted.

- Contrary to policy

FONV state that the proposal is contrary to Core Strategy policies.

The FONV advise if planning permission were to be approved conditions relating to improved drainage and floodwater management on the remaining areas of Nutsford Vale are attached to prevent flooding and excess standing water, as the capping layer above the former landfill site prevents natural drainage. Furthermore, there should be a covenant or other legal agreement for the retention of the reining Nutsford Vale as a country park

City of Trees

A representative of City of Trees has written to object on the following grounds;

- there will be a need to pay back grant funding
- it is contrary to Natural England's ANGST guidance.
- of a lack of transparency over the site selection process
- a Landscape Character Assessment was not undertaken
- there is no local planning policy context for Nutsford Vale being a development site
- it contradicts its standing / designation in the City's Green & Blue Infrastructure Strategy and Gorton South Ward Plan
- the proposal does not meet the three test set out in the National Policy Framework, in that no replacement space is provided; no evidence has been provided to demonstrate Nutsford Vale is surplus to requirements (both Gorton South and Longsight have little in the way of natural greenspace with provision, including gardens being within the low bracket of provision of 29% in 2017. The loss of green space in Knutsford Vale would further increase the under provision); and building a school on Nutsford Vale would be neither ancillary to the existing use of the site, nor complement the use of the character.
- The site appears to have been selected on the basis of cost and convenience, as it is City Council owned, and not on policy.
- Concerns are expressed that if planning permission is granted without any Local Development Framework basis it would set a precedent that going forward may lead to the loss of other valuable open space in Manchester.

Oglesby Charitable Trust

An objection has been received on behalf of the Trust. The Trust state they currently donate money to Greater Manchester's charitable organisations and projects to bring about environmental improvement.

Their objection to the Nutsford Vale school development is based on the following grounds

1. Diminution of scarce natural green space in an under-resourced part of the city. Even if the proposals demonstrate a net biodiversity gain, they are of the view that they represent a significant loss of green space in an urban area in which it is currently of great value to local people.
2. Threat to City of Trees legacy on the site. The City of Trees charity and its former incumbent Red Rose Forest has been working with the residents in Gorton South for 15 years to create an invaluable natural resource for local schools and the wider community. The proposed development would eradicate the impact and benefit of City of Trees' long-term commitment to Nutsford Vale and its community.
3. Damage to the City of Trees movement and brand. Essential to developing planting, and woodland management work on the ground has been partnership development work, which has included relationship building with civic leaders, local authorities, corporate landowners, local community groups and more. They have invested significantly in building the City of Trees movement and brand through these routes and have built a strong network of cross-sector support. As a Trust, they consider that the change of use of the Nutsford Vale site will have a detrimental effect on public confidence on the City of Trees brand, as well as adversely affecting future partnerships and funding awards due to concerns about the long-term commitment that City of Trees is able to give to its projects.
4. Under-use of existing sites
they believe there is capacity in Cedar Mount School, and believe that Cedar Mount has not been fully considered as an option for redevelopment to increase pupil intake.

RSPB

A representative of RSPB wishes to recommend the installation of Internal Swift Bird Bricks, at this development, and feels there is further scope to mitigate the potential loss to birds, should this build be granted permission.

The bricks contribute towards local and national planning policy (s.109 NPPF) by helping to reduce the overall decline in biodiversity and recognising the wider benefits of ecosystem services, and they leave little evidence of their breeding at the nesting site.

Manchester Gorton, Central and Blackley Liberal Democrats

The Chair of Manchester Gorton , Central and Blackley Liberal Democrats has written to express concerns regarding the contaminated nature of the land , and believes that the excavation of the site to build a school will not remove the risk unless it is proposed as part of the school building project to entirely decontaminate the land. He raised concerns that toxins in the ground may migrate to the surface, and be severely harmful/injurious to future students.

He believes that the proposal would destroy a valuable public amenity space in a densely populated urban area. Furthermore, he believes that the scheme will lead to an increase in traffic and thereby an increase in noise and air pollution, and that

industrial construction vehicles on narrow urban streets will cause problems for local residents. He requests that the application be refused.

Manchester and Salford Ramblers

A representative from Manchester and Salford Ramblers, has written to oppose the development on the grounds of the loss of a well-managed semi-wild open space. They believe that the development would lead to the loss of 4/5ths of the footpaths, loss of biodiverse habitat, loss of the wild flower meadow and orchard, loss of amenity value.

Furthermore, they feel that the scheme conflicts with National Guidance, and would have a negative effect on the local community. They advise that they recognise the need for further place in education, but do not feel sufficient consideration has been given to alternatives. They also raise concerns in relation to ground contamination.

Friends of Platt Fields

The Honourable Secretary for the Friends of Platt Fields wishes to object to the scheme on the grounds of loss of amenity to the community of Gorton, Longsight and Levenshulme and damaging impact upon local area; impacts public health, safety and peace of mind; damage to the local and wide environment; traffic congestion, pedestrian safety and parking; community involvement, and contrary to planning policy. They also refer to the requirement to protect the line of Nico Ditch (policy RF4).

The **Association** of Manchester Open Space Societies (AMOSS)

They wish to strongly object the application, and disagree with the reasoning in the report presented to the Planning & Highways Committee on 11th January 2018. They requested a site visit be undertaken for Members to see what would be lost if the application were approved. They previously recommended that the scheme be refused.

AMOSS have advised that are involved in an initiative to develop Heritage Trails and the cased making for improved walking routes through the area including Nutsford Vale. Nutsford Vale is an important part of Gorton's / City's green infrastructure connecting the inner city to Debdale and Highfield Parks.

The wetland and woodland are a haven for wildlife and population, especially children of the local terraces without access to gardens, nature lovers, walkers and cyclists.

AMOSS are of the view that the scheme is contrary to policy EN15, and at a time when new commitments have been made to greening the city, it makes no sense to lose so much of Nutsford Vale. Loss of the Vale would set a contradictory and dangerous precedent.

Nutsford Vale was an achievement of their community forest (formerly Red Rose Forest now City of Trees), and an enhancement of their natural heritage.

They advise greenspace is needed to ensure good air quality. The Vale is important amenity space for the community, wildlife and biodiversity. People's health and levels

of activity have improved due to the Vale, and its wetlands are on a flood plain with the potential to help prevent flooding. Whilst not opposed to the development of schools, they feel strongly that there is no need for additional schools in this area.

They feel that the site should not be built on as it is an important part of the city's Green & Blue Infrastructure, and the impact of the buildings proposed would be completely unacceptable.

Open Spaces Society – wish to strongly object to the loss of open space. They feel that the open space is of immense value to local people for refreshment and recreation, in an area where there is little open space for public enjoyment, and believe it contributes to the health and happiness of the local population. They consider that the Council should look elsewhere for an alternative site.

Highways (Local Highway Authority and Transport for Greater Manchester) –
Originally made detailed comments in relation to :-

- School hours and the spread of trips due to before and after school clubs, with the recommendation that further mitigation of impacts on the highway could be achieved if the new school start and end times do not coincide with the start and end times of the other nearby schools and in particular The Grange school.
- In relation to highway safety the traffic management measures proposed as part of the application are expected to significantly improve road safety on Matthews Lane.
- In relation to traffic modelling, the submitted modelling indicates that as a result of the additional traffic generated by the school there is likely to be notable increases in queueing and delay at both junctions. It is acknowledged that there is limited scope for physical improvements to mitigate these impacts at the A6/Matthews Lane junction, however traffic signal timings along the A6 can be reviewed to reduce potential impacts. The gradual increase in admissions will enable any traffic issues to be addressed as they arise.
- In relation to off-site parking, the proposed restrictions on the north side of Matthews Lane operational at peak school drop off and pick up times together with junction protection restrictions at the side road junctions to the south of Matthews Lane will ensure that any on-street drop off activity is restricted to the most appropriate locations.
- Further detail should be provided regarding how long term car parking will be discouraged from the drop off car park spaces. Details of the method of control of the barrier to the staff car park is required. There should be 5m provided between the edge of the carriageway and the barrier to ensure that vehicles waiting to access the car park do not block through vehicles.
- Further detail regarding coach parking, swept path assessments for the largest expected vehicles accessing/egressing the car parks, together with visually permeable boundary treatment required. Dropped kerbs and tactile paving are proposed all vehicle access/egress points.
- Cycle parking utilisation should be regularly monitored and additional storage provided should this reach 90% - this should be included in the Travel Plan.
- It is recommended that the framework travel plan is extended and developed to a full travel plan within the first six months of the school becoming occupied.
- A new signalised pedestrian (puffin) crossing is proposed across Matthews Lane. This together with the proposed traffic calming, relocation of bus stops,

rationalisation on street car parking on Matthews and various changes to TROs to manage car parking and maintain highway safety are acceptable in principle subject to detail design approvals via a S278 agreement.

- A waste management plan has been provided which is acceptable in principle.
- A Construction Management Plan has been submitted. The information provided is broadly acceptable, including the contractor parking being at an offsite location nearby. Further detail should be provided regarding construction vehicle permitted routes, traffic estimates and frequencies. The proposed working hours should be in line with the MCC standard hours.

13.11.2017 Updated comments

It is agreed that the proposed package of highways measures will enhance road safety in the vicinity of the school and that the proposed travel plan will also be instrumental in promoting sustainable travel to and from the school. The on-site drop off facility will also remove the majority of drop off activity from the highway, therefore reducing impacts on through traffic.

20.12.2017 Updated comments

Highways Services officers note that there is likely to be an increase in delays and queuing on the local network as a result of the proposed school on Matthews Lane. However, they advise that it is also recognised that with the proposed package of mitigation measures and an effective travel plan the impacts on the highway can be managed to an acceptable level. The travel plan will be instrumental in educating pupils and parents regarding sustainable travel options and include initiatives and targets to reduce the number of school trips by private vehicle.

It is also noted that as there will be a gradual increase in admissions there will be further opportunities to address any traffic issues as they arise.

05.01.2018 Updated comments

Further comments have been received which request a condition relating to the submission of a car park management strategy to be attached to any approval.

Environmental Health - recommend that conditions relating to delivery hours, fume extraction (further information is required in addition to the submitted report), construction management plan (which includes hours of construction), acoustic insulation, the hours of use of the sports pitches to be agreed, together with contaminated land and a long term monitoring and contingency plan regarding ground gas and groundwater are attached to any approval. They also recommend a condition requiring the submission of detailed mitigation measures to safeguard local air quality.

The Contaminated Land Section has reviewed copies of the submitted reports in order to assess the following points:

1. The adequacy of the desk study information available for this site.
2. The adequacy of the site investigations.
3. The adequacy of the final risk assessment.
4. The acceptability of the proposed remediation strategy.
5. Whether the information submitted is sufficient to discharge the relevant contamination and/or gas condition from the planning approval.

1. The adequacy of the desk study information available for this site.

The Contaminated Land Section have advised that the submitted desk study information appears to be adequate.

2. The adequacy of the site investigations

Site investigations were completed in 5 phases:

1. Phase 1 (exploratory investigation across the full Matthews Lane Landfill site – a wider area than the development site boundary):
 - 20no. machine excavated trial pits to maximum depth of 3.80mbgl;
 - 9no. windowless boreholes to maximum depth of 5.45mbgl;
 - 8no. combined ground gas/groundwater monitoring standpipes; and
 - Suite of environmental and geotechnical laboratory testing;
2. Phase 2:
 - 10no. deep cable percussive boreholes to maximum depth of 34.0mbgl;
 - 11no. combined ground gas/groundwater monitoring standpipes;
 - Suite of environmental and geotechnical laboratory testing; and
 - Programme of ground gas and ground water monitoring.
3. Phase 3:
 - 14no. windowless boreholes to maximum depth of 6.0mbgl;
 - 5no. combined ground gas/groundwater monitoring standpipes; and
 - Extension to the programme of ground gas and groundwater level monitoring.
4. Phase 4:
 - 20no. hand-excavated trial pits to a maximum depth of 1mbgl to obtain samples of the Made Ground for hydrocarbon analysis (assessment of human health risk).
5. Phase 5:
 - Additional controlled waters investigations/assessments.

Site Ground Conditions: The ground conditions encountered are reported as typically comprised clayey topsoil over mixed clayey becoming granular Made Ground. Made Ground around the perimeter was typically around 2m thick but did not include typical landfill waste type materials. In multiple locations this ‘capping’ layer is absent. Across the majority of the site there was a significant thickness of domestic/commercial landfill/waste materials with depths ranging from 0.3mbgl to 15mbgl. Made Ground materials include ash, clay, rootlets (top 2m), rubble/construction waste, concrete, brick, coal, plastic, timber, glass, metal, paper, rubber and textiles.

A lower cohesive Made Ground was identified in multiple locations below the waste as a re-worked base to the landfill. This was underlain by a natural in situ superficial Till. The superficial deposits are stated to overlie sandstone of the Chester Pebble Beds Formation.

Visual and olfactory evidence of potential contamination was recorded during intrusive investigations, including hydrocarbon, chemical and hydrogen sulphide odours, suspected asbestos containing material, iridescent sheen on landfill leachate, and methane hazing.

Ramboll tested for a wide range of potential contaminants in the soil as part of the investigations. The samples tested were all relatively shallow and not from the deeper waste. This was consistent with their conceptual site model; people using the site are more likely to come into direct contact with materials close to the surface.

The following chemical contaminants were identified with elevated concentrations in soils at the site: TPH EC21-EC40, naphthalene, benzo (a) pyrene, cyanide, arsenic, beryllium and lead. Asbestos was detected in the majority of sampling locations, and the greatest percentages of asbestos recorded were all from samples at depth; concentrations in the topsoil stratum were all <0.001%.

Site Water Conditions:

Surface water: Ponding has been noted at the site surface in places.

Landfill leachate: Shallow leachate has been identified across the site at between approximately 1.5m and 4.0mbgl. It is stated that there is a fairly continuous perched landfill leachate body across both northern and southern areas of the site with a hydraulic gradient sloping downwards towards the north.

Sandstone Aquifer: A deeper groundwater body was encountered beneath the clay till within the more permeable sand and gravel clays at the base of the Till and within the Chester Pebble Beds Sandstone.

Site Ground Gas Conditions: 12no. Rounds of ground gas monitoring were completed between January and September 2017. Continuous gas monitoring of 11 of the Ramboll boreholes was also undertaken between 11th August 2017 and 8th September 2017. Surface emission surveys were undertaken on the 1st September 2017.

Monitoring in the waste materials identified the following:

- Carbon dioxide concentrations ranged from <0.1-31.8%. Concentrations were spread across site with no evidence of areas/strata with significantly different gas concentrations. Concentrations were typically consistent within the same borehole across monitoring rounds, however there were a number of exceptions where wide ranges of gas concentrations were recorded.
- Methane concentrations ranged from 0.5-80.7%, with the same pattern as above.
- Ground gas flow was below detection limits during the first 4 rounds of monitoring. Gas flow above 0.1l/hr was noted after rounds 5-8 in up to six boreholes. A maximum flow rate of 2.8l/hr was recorded.

Deeper monitoring wells in the natural strata (stiff clays down to the underlying sands and sandstone) identified the following:

- Carbon dioxide concentrations <0.1-14.7%.
- Methane concentrations 1-38%.
- Ground gas flow <0.1-0.3l/hr.

The site investigations appear to be adequate with respect to the proposed development. Further comment is provided below regarding required additional off-site investigations.

3. The adequacy of the final risk assessment

Ground Assessment: Risks from asbestos detected in soils have been identified to construction workers, neighbouring residents and future site users. Detailed risk assessments have concluded that there are no significant risks to future school users following redevelopment from the additional chemical contaminants identified, including volatiles.

Controlled Waters Assessment: The Environment Agency (EA) is the regulator of controlled waters and as such should be consulted and forwarded copies of all the relevant information for this site. This Section will require confirmation that the EA has approved the risk assessment and recommendations.

Ground Gas Assessment:

Risks to the proposed development: The development site has been assessed as Characteristic Situation 3 (CS3) but, given the very high methane concentrations, gas protection measures are to comply with CS4 requirements.

Risks to users of the public open space: The surface emissions survey identified one small area of elevated ground gases at the surface. These emissions are concluded to pose a low risk to public users at the site.

Risks to neighbouring properties: A high risk is considered to be present from gas displacement/migration to residential properties on the western and southern boundaries during the ground stabilisation phase.

The final risk assessment provided for the development appears to be adequate, however the report recommends further ground gas investigation both during the works and post-completion in order to assess off-site risks. Consequently the data obtained from this investigation may require changes to be made to the current risk assessment for neighbouring properties. This Section will require submission of the additional gas monitoring results and, if necessary, an updated final ground gas risk assessment for approval.

4. The acceptability of the proposed remediation strategy

The submitted Remedial Strategy (RS) is noted to supersede some preliminary proposals in the Contaminated Land Interpretative Report, including the gas monitoring and assessment. The following remedial measures are understood to be proposed:

- Asbestos: An Asbestos Management Plan (AMP) is to be developed to mitigate risks to construction workers, future site users and neighbouring site users/residents during construction works. Shallow soils may not be suitable for use for the development proposed. There is a potential risk to users of the public open space if asbestos is present at the surface in these areas. Results to date suggest this is low risk, however additional sampling and analysis are recommended to confirm this.
- Ground gas:

- New buildings: PA Geotechnical are to provide full details of the CS4 gas protection measures proposed.
- Neighbouring properties: A monitoring programme is proposed by ground gas specialists GGS including eight new gas monitoring wells along the southwestern site boundary. Monitoring will include collection of baseline data prior to compaction/stabilisation works, then monitoring using continuous and spot monitoring throughout the works. Monitoring of existing wells in the eastern area of the site will be undertaken on a weekly basis to detect any significant alteration to the gas regime which may affect receptors beyond the eastern boundary. A detailed contingency plan will be developed in response to any impacts noted during the monitoring, and may include:
 - Additional investigation beyond the site boundary: gas sweep and potentially continuous indoor ambient air monitoring.
 - If a significant impact to the neighbouring properties is identified, additional boundary remedial actions may be required such as reinstatement/installation of gas vent trenches with rotating cowls.
 - Long term post-development monitoring of site-wide wells is recommended: monthly in the first year of operation, to be later reviewed to determine risks and any further requirements. Initial monitoring should be continuous and target worst case conditions.
- Compaction works leachate strategy: Ordering of works to force any displaced leachate into the remainder of the landfill area, boundary monitoring of leachate levels, additional leachate sampling, and leachate extraction/discharge if necessary.
- Reuse or disposal of soils/waste materials: Excavated landfill wastes are unlikely to be suitable for reuse at shallow depth. Other site won Made Ground is considered chemically suitable for use beneath hardstanding, engineered surfaces or below 450mm where there is no direct contact pathway between the school users and the impacted soils. Shallow topsoil and Made Ground soils may be suitable for reuse subject to verification testing and human health risk assessment (sampling frequency 1 sample per 100m³, minimum 3 samples per stockpile if topsoil intended for reuse). If taken offsite, the existing topsoil has been classified as non-hazardous. Site soils will not be used for raised planters for growing vegetables.
- Imported materials: The RS states that it is likely that imported soils will be required to provide capping material in certain areas of the site. Such soils would comply with 'Residential End Use – without plant uptake' testing criteria. Imported topsoil for the raised planters for growing vegetables will meet testing criteria for 'Residential End Use – with plant uptake'. Imported materials are to be sampled on a frequency compliant with MCC guidance.
- Unexpected contamination: The RS states that the Principal Contractor shall provide a protocol statement relating to any unexpected areas of contamination encountered during earthworks, e.g. barrels/drums of liquid waste, pooling hydrocarbons, pockets of loose fibrous asbestos, low-level radioactive wastes. The Construction Environmental Management Plan and Method Statement (CEMP) proposes such an 'Unexpected Contamination Protocol'.

- Water supply pipes: The submitted UKWIR assessment is to be revised when routes and levels for the pipework are known; it is likely that barrier pipework will be required.
- Service channels: Anticipated to include trenches with permeable backfill materials to mitigate against the potential introduction of preferential gas/leachate flow pathways to on and off site receptors.

The proposed remediation strategy provided for this development appears to be inadequate, and the following are required to be submitted for this Section's approval:

- Earthworks phasing plans to support the CEMP, and details of the transport and disposal of waste arisings;
- AMP standalone document or within the material management plan (MMP);
- Full details of the CS4 gas protection measures proposed;
- Confirmation of what constitutes a significant alteration from baseline levels in terms of assessing ground gas risks to neighbouring properties, and triggering the implementation of the contingency plan;
- Confirmation of service channel construction method to address the creation of migration pathways, and assessment/mitigation proposals for long term differential settlement causing failed services and increased leachate generation;
- Confirmation of the compaction works depths provided in section 8.1 of the RS (references are made to 100mm and 300mm, whereas it is understood that compaction is anticipated to 3m);
- Strategy for reuse of materials/MMP;
- Final UKWIR assessment and pipework proposals; and
- Confirmation of EA approval of risk assessments for controlled waters and piling works, and drainage strategy.

1. Whether the information submitted is sufficient to discharge the relevant site investigation and/or gas condition of any planning approval
(NB. This is following any consent being granted).

(a) Before this Section can recommend discharge of the recommended CLAND02 condition from this application, the following information needs to be submitted to the Council for approval:

- (i) Required information listed in section 4 above.
- (ii) After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section. The report would be expected to include the following details as a minimum, and as per Table 14.1: Validation Requirements included in the submitted RS:

- Summary of desk study, site investigation report and remediation strategy.
- Details of who carried out the work.
- Details and justification of any changes from original remediation strategy.
- Substantiating validation data that should include where appropriate:
 - Laboratory and *in-situ* test results.
 - Monitoring results for groundwater and gases.
 - Summary data plots and tables relating to clean-up criteria.

- Plans showing treatment areas and details of any differences from the original remediation strategy.
 - Photographic and other media records.
 - Waste management details and records.
 - Confirmation that remediation objectives have been met.
 - Confirmation that contaminated materials were transported off site in accordance with an approved Construction Environmental Management Plan (CEMP).
- (b) Before this Section can recommend discharge of the Post-Completion Monitoring and Contingency condition from this application, the following information needs to be submitted to the Council for approval:
- (i) Post-completion ground gas and groundwater monitoring proposals, reporting timetable and contingency plan for off-site ground gas migration.
 - (ii) Notification of contingency measures implementation as necessary.
 - (iii) On completion of the monitoring specified in the plan, a final report demonstrating that any necessary contingency works have been completed.

Further comments have been received listing the additional information which Will be required as part of the process to discharge the recommended Condition.

- Additional consideration of long-term risks to neighbouring properties from changes to the ground gas regime due to the development, including consideration of the role of the existing vent trenches;
- Additional gas monitoring during the construction phase, including for additional trace gases as included in the Environment Agency document 'Guidance for monitoring trace components in landfill gas' (LFTGN04) and, if necessary, an updated final ground gas risk assessment for approval (including risks to site workers in confined spaces);
- Consideration of whether weekly monitoring is an appropriate frequency in order to assess any potential alterations to the ground gas regime;
- Further consideration of potential gas migration risks to off-site receptors along existing utilities and drainage pathways;
- The inclusion of all relevant environmental controls, cross-referenced in both the RS and CEMP where appropriate;
- Further definition of what constitutes an elevated count with respect to radiological contamination;

Neighbourhood Team Leader (Arboriculture) - The proposals will involve a significant loss of semi-natural green space, including a large proportion of the site's woodland. A question was raised regarding mitigation and further information was been provided.

Further comments have been received which advise that recognising the City Council's need to provide for the provision of new schools, mitigation planting measures could take place to offset the loss of existing trees and woodland that would be incurred by the development of the new school.

Corporate Property – Any significant comments will be reported to committee

Parks Leisure & Events – Any significant comments will be reported to committee

MCC Flood Risk Management - 21.11.2017 Have raised questions about the proposed drainage as the site is located along the flow path that is conveying surface water across the site with substantial ponding of that water on the site itself, and have asked for clarity over the modelling exercise to assess the impact of the building on overland flows (showing the existing and proposed layout); and details of how the flow path would be maintained through the site so it would not increase the risk of flooding.

A Below Ground Drainage Strategy was referred to the Flood Risk Management officers for consideration, and they have advised that conditions should be attached to any approval that relate to i) work is carried out in accordance with standards set out in the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and the Below Ground Drainage Strategy, Rambol, December 2017 , and ii) Details of a suitable drainage scheme have been agreed including maintenance, and management.

United Utilities -United Utilities have no objection to the proposed development subject to the attachment of conditions relating to Foul Water and Surface Water. The local planning authority cannot condition Foul Water drainage, however, any conditions recommended by the Flood Risk Management team with regards to Surface Water Drainage and management of Sustainable Drainage Systems would be attached to any approval.

Greater Manchester Police - The applicant has included a Crime Impact Statement as part of the submission. This report is generally supportive of the supportive of the development, subject to some recommendations as follows:-

- Evaluation of boundary treatments (proposed and existing), and subdivision of the site to control entry to vulnerable areas.
- Internal access controls to allow 'zoning' of the building, to allow restriction of movement indoors.

In summary, the application is supported subject to consideration of the above matters.

Greater Manchester Ecology Unit - GMEU have undertaken a site visit to provide context for the comments that are provided within its response and to validate, as far as possible, the submitted survey reports. They advise: - The extent of submitted surveys appear to have used reasonable effort to assess the site edged red and the wider area (edged blue) for their habitats and suitability to support protected species. In general terms they concur with the assessment and would not consider that any further surveys need to be undertaken prior to deciding the application.

GMEU have some concerns regarding the loss of woodland & associated scrub and grassland (modified neutral & marshy grassland) as a result of the proposals, and the extent of the proposed compensation for these losses, particularly given the context of the site within the wider landscape. The site is located within a highly urbanised

part of the City of Manchester, where opportunities for local biodiversity are limited due to the density of housing and consequent lack of gardens. In this context it is recognised that 'biodiversity stepping stones' such as this application site can perform an important function as part of wider networks of greenspace through an otherwise species-poor built-up environment, providing valuable ecosystem services beyond the site-based level across areas of physically separated woodland, trees or modified grassland and within more formal parkland and amenity settings.

Biodiversity Action Plan Species (Species of Principal Importance, Section 42 NERC 2006) which occur on this site such as breeding bullfinch, common toad, small heath butterfly and bats will rely on these stepping stones and can be vulnerable to local extinction caused by localised habitat losses which might result from significant decreases in the available habitat within any given stepping stone. The reports submitted in support of the application collectively recognise that 37% of the existing tree/scrub vegetation will be lost to the south (within the areas edged red and blue) and that these losses represent nearly a quarter (22.6%) of the total open space resource within the extended Vale. A similar quantification has not been undertaken for semi-natural grassland habitats, although it is acknowledged that grassland habitats are restricted within the wider Vale, as the majority of other grassland habitats are close mown amenity grassland with very few flowering herbs (e.g. the recreation ground to the north off Stanley Grove & Mount Street).

The Design & Access Statement (D&A) indicates that 39 individual trees will also be lost along the road frontage to Matthews Lane and the remainder of the trees here will be subject to other arboricultural works. This will consequently also result in a loss of the scrub and undergrowth in order to provide sight lines into the new development, as well as visibility splays to entrances. The ecological character and functioning of the school's frontage to Matthews Lane will therefore be considerably altered. Mitigation and compensation for habitat losses has been put forward as part of new landscaping proposals within the red line and in measures put forward to enhance adjacent greenspace within the Vale. The D&A indicates that the proposed design option was chosen in order "to allow continuity of the Green Open Space of the Vale", however the limited extent of the 'edge blue' results in the Improvement Plan having a (perhaps artificially) restricted remit, which reduces the extent and nature of what can be provided by way of compensation for the loss of habitats and amenity value resulting from the construction of the school. The D&A goes on to say (para 5.3) that the Improvement scheme put forward for the site is intended to provide already agreed measures from a Management Plan prepared by Groundwork (2012) which were only partially implemented, together with additional greenspace enhancement measures. Whilst habitat management measures proposed (tree thinning/coppice, vegetation removal from paths, grass cutting) are to be welcomed these works should not necessarily be considered as compensation for the current development proposal, since they may have been implemented in any event.

Additionally, there appears to be no mechanism proposed at the moment to secure an ongoing Management Plan for the site, nor any indication of how such a Plan will be resourced. This matter should be stipulated and agreed prior to any determination of the proposal. The Improvement Plan does contain a number of additional capital works (relined pond, creation of new wetland, planting woodland ground flora) which will improve both the amenity and biodiversity value of the Vale within the edge blue.

These measures are welcomed; wet grassland and open water habitats are as valuable as woodland for their biodiversity interest in this area. The habitat enhancement measures are presented alongside footpath replacement works and translocation of orchard trees which will be affected by the development. The provision of a tree planting scheme to the western boundary within the new school, while constituting tree replacement and some measure of compensation for losses, does not provide like-for-like habitat compensation for tree and woodland losses, given the relatively narrow width (8 – 30m) of the planned new woodland and the stated aspiration of its use for Forest School activities (D&A 5.4). Further, whilst this planting may provide visual screening, it could also become an unobserved element of the school grounds with no passive surveillance of pupils and their activities.

Further detailed comments on the Improvement Plan and proposed new tree planting have also been provided: -

- The provision of an off-road mountain bike trail appears very small and they are concerned about the encouragement of such activities in this limited area, which is likely to spill out into the wider open space causing compaction, disturbance and erosion along with potential conflict with current users.
- A new footpath access point is shown on plan originating from the Visitors car park, but it appears that this will be gated and under the control of the school. It is therefore unclear how accessible this will be to local residents/members of the public. This point should be clarified, and if necessary an alternative access point created onto Matthews Lane and/or a southern east-west path link provided to allow a circular walking route from the single remaining Matthews Lane entrance.
- The introduction of woodland edge flowers/woodland ground flora is welcomed, but chipping & spreading of tree thinnings may hinder their establishment and may ultimately lead to this being unsuccessful. Spreading of chippings should not occur within areas zoned for ground flora enhancement. Chippings could be used as a mulch potentially within the new school's western barrier planting. So they question whether the extent & ability of new and enhanced habitats will provide sufficient compensation for the scale of the losses, and whether there is any provision of 'gain' in biodiversity as required via the NPPF (2012). Consideration should be given to opportunities to improve both the amenity and biodiversity value of the area in places where fly tipping, narrow paths with poor sight lines and invasive Japanese knotweed are present. Improvements to accessibility would introduce habitat structure and opening out of the watercourse to allow light and development of bankside and woodland edge habitats. The feasibility of providing a good footpath linkage along the length of the Vale; from Staley Gove/Mount Road to Longsight Rd down to Matthews Lane could also be considered, as signposted in the D&S design strategy. In addition to the above it is recommended
 - That detailed landscape specifications be made available for comment
 - That no vegetation clearance that may be required to facilitate the scheme be undertaken during the optimum period for bird nesting (March to July inclusive).

Further comments have been received confirming their view that they believe there is no over-riding substantive reason for refusal of the proposal on ecological and biodiversity grounds, and remain of the view that mitigation

currently proposed for the losses to natural greenspace including proposed mitigation both the areas within the red line and the blue line indicated on the plans submitted in support of the application is barely sufficient and that additional mitigation/compensation for greenspace losses should be sought if possible. Additional mitigation could include improvements to the natural environment of the wider area on council-owned land.

Sport England - Have advised that in terms of strategic need and compliance with the NPPF the new school meets the requirements of paragraphs 72 and 73. With respect to paragraph 73 the assessment of need is the recently completed School Sports Strategy. The purpose was to use data from the Council's Playing Pitch Strategy and Indoor Sports Facility Strategy to help determine what the sport facility mix on each school should be to meet both curriculum and community needs. The sporting mix proposed on this site reflects that recommended in the School Sports Strategy.

The applicant has indicated they intend to allow community use of the school facilities, which normally Sport England would welcome. However, the physical constraints on the site has meant that natural turf pitches, which are required to meet a deficiency, cannot be constructed and instead two Artificial Grass Pitches (AGP's) are proposed. The Playing Pitch Strategy shows there is currently an oversupply of AGP's within the area and Sport England would not recommend community use of these at this time, although it is acknowledged they will meet a curriculum need. There is a need for access to sports halls by the local community, and community use of the sports hall would be welcomed.

Looking at the design of the sports facilities only the layouts of the AGP's and sports hall has been submitted and not the technical specifications. Sport England and the pitch sport national governing bodies would like to future proof the sports facilities and make sure they are fit for purpose. A condition is recommended to ensure the design and materials meet the required standard for both curriculum and any future community use.

Having consulted with the Football Foundation (on behalf of the Football Association), Rugby Football Union (RFU) and England Hockey (EH), the FF and EH have confirmed the dimensions of the AGP's comply with their requirements. However the RFU has expressed the following concern which is shared by Sport England:

"The pitch dimensions which have been taken from the scale 1:1000 site section 2 document suggests that the Rugby playing area is 106m by 60m and that the total playing enclosure including run offs are 106m by 70m. This does cause the RFU some concern. The width would appear to suggest that 5m run-offs have been planned for which is acceptable. However the length of the playing area (106m) and the total available length of the playing enclosure (106m) are the same therefore there doesn't appear to be any safe run off proposed. World Rugby recommend a minimum of 5m run-offs where practicable, anything less than 5m would require a risk assessment by the operator. The current dimension would suggest that there is no run-off planned whatsoever. The RFU would recommend that the proposed playing length is re-considered."

Conclusion and Condition

Sport England considers that the application is consistent with Sport England's Policy Objective to provide new sports facilities.

This being the case, Sport England does not wish to raise an objection to this application and recommends a condition is attached to any subsequent planning approval which requires:

No development shall commence until details of the design and layout of the sand based and 3G Artificial Grass Pitches and Sports Hall have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. Details of the Artificial Grass Pitches shall include cross sections, materials, fencing height and type, lighting type and height. The sports hall shall include internal layout and dimensions of the court markings. The sand based and 3G Artificial Grass Pitches and Sports Hall shall not be constructed other than in accordance with the approved details.

Sports England also recommend an informative in relation to the design and layout of the two Artificial Grass Pitches complying with the guidance published by England Hockey, the Football Association and Rugby Football Union, and that the Sports Hall should be designed and laid out in accordance with Sport England's guidance on Sports Halls.

Lancashire Wildlife Trust – Any significant comments will be reported to committee

Greater Manchester Pedestrian Society -Wish to object to the application on the following grounds:-

- Nutsford Vale is used by local residents and others for walking and quiet recreational purposes, it's valued as a green lung in a densely built up area.
- The Vale is part of a 'flourishing green corridor chain linking other footpaths, green spaces, and definite right of way, which includes Pink Bank Lane, to the north of the plan.
- Five lengths of existing surfaced footpaths as well as other trodden ways in the vale would be lost under the proposed development, together with the orchard and wild flower meadow which results in reductions of bird life, butterflies, bees and other wildlife i.e. bats, foxes and field mice.
- Substantial steel fencing, and 2 of 3 kissing gates (all signposted) would be removed along with the surface footpaths at Matthews Lane. This leaving just one entrance of the Vale from Matthews Lane, reducing pedestrian access to the Vale.
- The proposed school will lead to an increase in traffic.
- The bus/coach drop off narrows the road, which could prove hazardous for overtaking and through traffic as well as pedestrians/children in the area of the school.
- Traffic in the vicinity of the proposed school would be subject to slower speeds due to manoeuvring traffic.

- Slower moving traffic will adversely affect air quality. Recently six sites for air pollution monitoring in Levenshulme were found to be over the legal limit (1 location at Matthews Lane/ Mount Road near Grange School), and this was taken before the onset of further traffic in connection with the new school
- The pavement will become dangerous of children and adults, particularly the elderly as they have to negotiate vehicle entrances.
- There are already five schools in the near vicinity of the Vale.
- The current scheme would seem to be contradictory to planning policies SP1, EN10, EN11, EN12 EN15 and the Green and Blue Strategy.
- They wish to draw attention to a recently published document (GM Moving (an action plan) 2017-2021, which identifies the need for Council's to take up a range of measures to meet the criteria in the plan. Specifically, there is a commitment for lead policy, legislation and system change to become a central feature in policy and practice which relates and gives support to promote active lives. The Association are of the view that the delivery of the good practice within the action plan would conflict with the development envisaged by the planning application, as they feel it would serve to lessen the priority of the community if implemented.
- Concerns are expressed over the costs in association with developing the new school.

Environment Agency - have no objection in principle to the proposed development but would like to make the following comments.

There has already been significant involvement in the site through pre-planning enquiries and various meetings. They are aware of the history of the site and the landfilling activities that have occurred historically.

The Environment Agency has reviewed and assessed the submitted reports, and have previously reviewed a Contaminated Land and geotechnical desk study report by Ramboll Environ for this site.

Based on the information which has been presented and the existing engagement between the relevant stakeholders the Environment Agency would like to offer the local planning authority the following advice and guidance.

The National Planning Policy Framework paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution.

Paragraph 120 states that local policies and decisions should ensure that new development is appropriate for its location, having regard to the effects of pollution on health or the natural environment, taking account of the potential sensitivity of the area or proposed development to adverse effects from pollution.

It should be noted that the Environment Agency would be happy to accept the local authority condition for land contamination as it appropriately covers the same issues which the following condition does albeit with a variation in wording.

The Environment Agency consider that planning permission could be granted to the proposed development as submitted if the following planning conditions are included as set out below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and the Environment Agency would object to the application.

Condition – Land Contamination

No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. Where necessary an additional site investigation, based on the previously submitted reports, to provide pertinent information for an assessment of risk to all receptors that may be affected by the development, including those off site.
2. The results of the site investigation and the risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures where and when required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Condition - Piling

Piling or any other foundation designs using penetrative methods shall not be 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 groundwater. The development shall be carried out in accordance with the approved details.

Condition – Post Completion Monitoring

Before the development hereby approved commences a long-term monitoring and contingency plan in respect of ground gas and groundwater including a timetable of monitoring and submission of reports shall be submitted to and approved in writing by the City Council as local planning authority. Any necessary contingency measures shall be carried out in accordance with the approved plan. On completion of the monitoring specified in the plan a final report demonstrating that any necessary contingency works have been completed in accordance with the approved plan shall be submitted to and approved in writing by the City Council as local planning authority.

The Environment Agency has also provide detailed advice for the applicant in relation to investigations of land potentially affected by contamination , waste on site, waste to be removed from site and piling and penetrative ground improvement methods, and this would be included as an informative.

Greater Manchester Archaeological Unit - Two pieces of archaeological work were undertaken in early January 2017 to support this application. Firstly, Salford Archaeology were commissioned to prepare a desk based assessment. Secondly, an archaeological evaluation was carried out through trial trenching. These works have been reported on, with the reports submitted as supporting documents for the application. This is in accordance with best practice set out in paragraph 128 of the National Planning Policy Framework. As well as the line of the late Saxon Nico Ditch, the other archaeological interest was identified as the site of the early farmstead named Yew Tree Farm. Three trenches were excavated across the site of the farm. It was found that there was significant disturbance from later clay extraction but that a small pocket of well-preserved archaeological remains did survive. GMAAS consider that these remains are too compromised and small to warrant further excavation. It was not possible to trench close up to the line of Nico Ditch, which borders the site and runs under Matthews Lane. This was due to the presence of trees alongside the road. GMAAS consider that archaeological features may be revealed and disturbed by the construction of four proposed entrances in to the new school site off Matthews Lane. In order to protect archaeological interests and potential, GMAAS recommend that in this instance an archaeological watching brief will be the most appropriate form of mitigation. This will comprise an archaeologist being in attendance during initial ground works for the access routes, for up to 10 metres into the site, from the boundary with Matthews Lane. The archaeologist will rapidly clean and record any features or finds of archaeological interest and prepare a report on the results to lodge with the Greater Manchester Historic Environment Record. On the basis GMAAS now have a Written Scheme of Investigation, GMAAS recommend the following condition is used should planning consent be granted:

No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works in accordance with the approved Written Scheme of Investigation (WSI) prepared by TEP (document 6793.01) and dated 20th December 201). The archaeological works cover the following:

1. A phased programme and methodology of investigation and recording to include:
2. a targeted archaeological watching brief during development ground works
2. A programme for post investigation assessment to include:
3. analysis of the site investigation records and finds
4. production of a final report on the significance of the archaeological and historical interest represented.
3. Dissemination of the results commensurate with their significance.
4. Provision for archive deposition of the report and records of the site investigation.
5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Policy Context

Environmental Impact Assessment

A Screening Opinion was issued on 14th November 2017. The proposed development was considered to constitute a Schedule 2 10b) 'Urban Development Projects' scheme. However, following consideration of the proposed development, that it would not take place in an environmentally sensitive location or, following appraisal against the EIA guidance selection criteria, not give rise to significant environmental effects, it was concluded that although this development would have some impact on the surrounding area, it was judged that any impact would not be significant enough to be of more than local importance and not give rise to significant environmental effects, warranting a formal Environmental Impact Assessment.

Land Interest

The City Council has a land interest in the site, and the proposal. Members are reminded that in considering this matter they are discharging their responsibility as Local Planning Authority and must disregard the City Council's land, and any other interest.

National Policies and Guidance

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 14 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals that accord with the development plan should be approved without delay unless: Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or Specific policies in this Framework indicate development should be restricted.

National Policy Framework has been related to the proposed development, with particular emphasis given to the following: These issues have been considered with reference to the core strategy policies as set out in the report. Core planning principles in Framework - Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking.

The following specific policies are considered to be particularly relevant to the proposed development:

- (i) Chapter 7: Requiring good design - Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.
- (ii) Chapter 8: Promoting healthy communities - Refers to the need to create, expand and alter schools, and acknowledges access to sport and recreation can make an important contribution to the health and well-being

of communities. Paragraph 72 states The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools.

This is clearly relevant to having regard to the identified need for school places in Manchester.

Paragraph 8 of the NPPF goes on to state that these roles should not be undertaken in isolation:

“...to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system”

Paragraph 9 of the NPPF states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment as well as in people's quality of life. This includes making it easier for jobs to be created in cities.

Paragraph 32 of the NPPF relates to transport issues and states that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether safe and suitable access to the site can be achieved for all people.

Paragraph 58 states that local plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. In particular, planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Respond to local character and history, and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation;
- Are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 59 goes on to state that:

“Local planning authorities should...concentrate in guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally”

Paragraph 74 states 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.

The NPPF states that where proposed development accords with an up-to-date Local Plan it should be approved. The proposals will create a new educational facility in a sustainable location will include community use and mitigation, and as set out in this report is considered to accord with the Core Strategy Development Plan Document, and therefore with the main principles of the National Planning Policy Framework in this regard.

National Planning Policy Guidance (NPPG)

The relevant sections of the NPPG are as follows:

Noise: states that 'Local planning authorities' should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- engineering: reducing the noise generated at source and/or containing the noise generated;
- layout: where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;
- mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building.
- Design states that where appropriate the following should be considered:
 - layout - the way in which buildings and spaces relate to each other
 - form - the shape of buildings
 - scale - the size of buildings
 - detailing - the important smaller elements of building and spaces
 - materials - what a building is made from
- Travel Plans, Transport Assessments in decision taking states that applications can positively contribute to:
 - encouraging sustainable travel;
 - lessening traffic generation and its detrimental impacts;
 - reducing carbon emissions and climate impacts;

- creating accessible, connected, inclusive communities;
- improving health outcomes and quality of life;
- improving road safety; and
- reducing the need for new development to increase existing road capacity or provide new roads.

These largely relate to detailed aspects of a planning submission which are addressed in the following section of the report; the conclusions of the necessary assessments is that the proposal accords with the general principles of the NPPG.

Core Strategy

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th 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. Appendix C of the Core Strategy has a list of superseded policies and their replacements.

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.

The following specific policies are considered to be particularly relevant to the proposed development:

Policy EN 1- Design Principles and Strategic Character Areas

Policy EN1 outlines that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

Policy EN3 - Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those in the City Centre.

New development must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled monuments, listed buildings registered parks and gardens, conservation area and archaeological remains. The site is not located within a Conservation Area, and there are no listed buildings in the vicinity of the site, however the proposed school would lie to the north of an ancient Monument 'Nico Ditch'. Archaeological investigations have been undertaken which confirm that 'Nico Ditch' which is an Ancient Monument,

lies under the adjacent highway Mathews Lane which is directly to the south of the site.

It has been concluded that the proposed development would not have a significant adverse impact on the setting of the Ancient Monument, due to the retention of the existing tree planting to the north of Matthews Lane and the proposed built form being located further to the north.

Policy EN 8- Adaptation to Climate Change

All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list:

Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability

Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways

The need to control overheating of buildings through passive design

The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation.

An Energy and Sustainability Statement is included as part of the submission for this application. This statement includes a BREEAM pre-assessment which indicates that a 'very good' rating would be achievable. Furthermore, the development would also provide on-site renewables in the form of roof mounted Solar Photovoltaic Panels, and would target a reduction of Carbon Emissions of the development of 15% beyond Part L 2010. The development would therefore accord with the aspirations within policy EN8.

Policy EN 9 – Green Infrastructure

Policy EN9 advises that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Key features of Manchester's green infrastructure will include:

The continued development of a network of green spaces, water bodies, canals, paths and cycleways, with priority given to those parts of the City where there is an identified existing lack of open space. The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.

The application proposals relates to the provision of a new secondary school in Gorton, which is an essential facility to serve the local community. It is considered, as set out within this report, that the proposals will result in some impacts to Nutsford Vale, but that these impacts are outweighed by the need to provide school places in this area, in addition and a key factor is proposed mitigation through the creation of new habitats and management of existing habitats on the retained area of Nutsford Vale site.

Policy EN 10 - Safeguarding Open Space, Sport and Recreation Facilities

Policy EN10 indicates that the Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out on the Core Strategy and provide a network of diverse, multi-functional open spaces. Proposals will be supported that:

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

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

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

or

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

or

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

As set out within the issues section of this report it is considered that the proposal presents an opportunity to improve sporting facilities on site through the Multi Use Games Area and all weather pitches that broaden the range of sports and activities available to the public. Currently formal sports facilities do not exist on the site, and therefore this in itself is a net gain. The question is therefore one relating to the loss of current open space, and the weight to be given to the proposed mitigation through the creation of new habitats and management of existing habitats on the retained area of Nutsford Vale site. On this basis the proposals are therefore considered to be compliant with the principles of EN10 of the Core Strategy.

Policy EN12 - Area priorities for Open Space, Sport and Recreation

Policy EN12 states that the 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 include the following:-

Central area: improve accessibility to nearby open space and facilities as well as address deficiencies.

Policy EN14 -Flood Risk

In line with the risk-based sequential approach, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA).

In addition to the requirements for site-specific Flood Risk Assessments (FRAs), an appropriate FRA will also be required for all development proposals, including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA.

All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure.

Developers should have regard to the surface water run-off rates in the SFRA User Guide. In CDAs, evidence to justify the surface water run-off approach / rates will be required.

The City of Manchester contains many sections of rivers which are culverted or 'hidden'; where these are indicated in the SFRA beneath the proposed development site, further investigation will be required and the development proposal should take this into account; where feasible and appropriate development should seek to open up culverted/hidden rivers to reduce the associated flood risk and danger of collapse, taking advantage of opportunities to enhance biodiversity and Green Infrastructure.

This site falls within Flood Zone 1, and this issue is dealt with in greater detail elsewhere in this report.

Policy EN 15 - Biodiversity and Geological Conservation.

The policy indicates that the Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. This site does not have SBI or SSSI status, but submitted supporting records indicate the presence of a wide range wildlife on the site. This matter is considered in more detail elsewhere in this report.

Policy EN16 –Air Quality

Policy EN16 states the Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant. When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes cumulative impacts, particularly in Air Quality Management Areas. This matter is considered in more detail elsewhere in this report.

Policy EN 18 - Contaminated Land and Ground Stability

Policy EN18 relates to Contaminated Land and Ground Stability and explains that the Council will give priority for the remediation of contaminated land to strategic locations as identified within the Core Strategy. Any proposal for development of contaminated land must be accompanied by a health risk assessment. All new development within former mining areas shall undertake an assessment of any associated risk to the proposed development and, if necessary, incorporate appropriate mitigation measures to address them. This is an issue that has generated significant concern is dealt with in greater detail elsewhere in this report.

Policy H2 - Strategic Housing Location

Policy H2 identifies an area encompassing the application site and residential areas to the east and north as being within a key location for new residential development throughout the plan period. Land assembly will be supported in this area to encourage the creation of large development sites or clusters of sites providing the potential for significant regeneration benefits.

The current application proposals are to provide the necessary infrastructure to support the increase in population of this part of the city and the projected increase in population envisaged through policy H2. It is therefore considered to support the housing policies in the Core Strategy.

Policy SP1- Spatial Principles

Policy SP1 advises that the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas. Policy SP1 states under Core Development Principles, that Development in all parts of the City should:-
Make a positive contribution to neighbourhoods of choice including:-

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible; and
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

This is an overarching policy which sets the context for this application. The proposed development would provide additional places to accommodate children in the local area.

Policy T1 – Sustainable Transport

Policy T1 seeks to support proposals that deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport, in particular the Council will support proposals that: -

- Improve choice by developing alternatives to the car.

- Promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services, particularly for those most in need and for those without a car.
- Improve access to transport services and facilities in order to enable disabled people and people with mobility impairments to participate fully in public life.
- Improve pedestrian routes and the pedestrian environment.

The proposed school development, incorporates cycle storage and a framework travel plan which would accord with the aspirations of Policy T1.

Policy T2 Accessible areas of opportunity and need

Policy T2 relates to the accessibility of new development and seeks to ensure that they are easily accessible by walking, cycling and public transport connecting residents to jobs, centres, health, leisure, open space and educational opportunities.

The proposed development is in close proximity to a number of bus routes on Matthews Lane, Mount Road, and numerous services on Stockport Road, and can be easily accessed by cycle and on foot from local communities, and would therefore accord with the aspirations of policy T2.

Policy DM1 Development Management

Policy DM1 Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- 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 and 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.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Developers will be required to demonstrate that new development incorporates sustainable construction techniques.

As set out within the issues section of this report below, the application proposals are considered to accord with policy DM1 of the Core Strategy.

Saved UDP Policies

Saved UDP Policy GO4 requires that the line of the Nico Ditch is protected from the effects of harmful development.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. The Guide states the importance of creating a sense of place, high quality designs, and respecting the character and context of an area. The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance provides a framework for all development in the City and requires that the design of new development incorporates a cohesive relationship with the street scene, aids natural surveillance through the demarcation of public and private spaces and the retention of strong building lines.

The proposed development is considered to have been designed to reflect the sites context and relationships with the surrounding area to a provide strong built form and therefore accords with the general principles of the Guide to Development SPD.

Manchester Green and Blue Infrastructure Strategy

The Manchester Green and Blue Infrastructure Strategy identifies Nutsford Vale as a space for recreation and leisure which presents an opportunity to be enhanced to provide a higher quality and more accessible space.

Citywide Open Spaces, Sport and Recreational Study (August 2009)

The aims of the study were to provide an understanding of local needs and aspirations , undertake a full audit of existing open space , sport and recreational facilities , and highlight areas where there is over provision and areas where there is deficiencies in either quantity or quality of provision. The study identified that there was a deficiency in relation to tennis courts and synthetic pitches, and also concluded that the overall quality of natural open space in East Manchester needed significant qualitative improvements.

The proposal relates to a site that provides informal open space, rather than sporting facilities. Whilst there would be a loss of some open space, it offers an opportunity for a qualitative improvement through mitigation.

Issues

Principle of use

The site is located within the south western corner of a large area of natural open space known as Nutsford Vale. Nutsford Vale runs in a north south direction, northwards from Matthews Lane. As an area of open space it is subject to consideration under policy EN10. This policy permits development if three specific tests are met: that a surplus of that type of open space is in the locality; the loss would be replaced by equivalent or better provision; the development is ancillary to its open space, sports or recreation function.

This is a key issue and it is recognised the site is of local value. The proposal would remove 5.42 hectares of the open space, whilst retaining 8.03hectares of the

available area in Nutsford Vale for informal recreational use, and 18.61 hectares of the wider swathe of natural and semi natural open space that Nutsford Vale forms part of. The siting of the school has been assessed to limit harm, and to retain the more valuable parts of the Vale such as Red Rose Forest. In addition, the proposal offers mitigation to improve the quality of open space being retained; this includes new native hedge planting along the eastern boundary of the site and park; with planting of a new wildflower meadow; relocation of the existing orchard, creation of a pond, bat and bird boxes, amphibian refuges and hibernacula, and the coppicing and thinning of existing woodland to improve the quality of the trees in Nutsford Vale, which is a stated intent set out in the Citywide study in 2009.

There is also a fundamental judgement to be made to weigh this issue against the demonstrable need for a school in this part of the City. With on-going population growth and a need to support this, there will always be a balance to be made in terms of weighing key policy objectives.

National Planning Policy gives considerable weight to proposals for a new school. The provision of a new secondary school to serve this area of Manchester is therefore afforded weight in its own right.

There has been and continues to be significant population growth in Manchester, particularly in the wards comprising the Central and East areas. With this growth has come the need to provide the necessary infrastructure, including schools to cater for the growing school-age population. There is insufficient capacity in existing secondary schools to meet demand.

A programme of expanding schools, both primary and secondary schools, has been underway for over three years and the majority of existing secondary schools have already been expanded in the City. Options for further expansions are limited, and in many cases would provide for an additional one off 'bulge' class, rather than additional classrooms across all year groups. Work has been undertaken with existing schools to increase capacity and explore new school through the free schools programme. Despite this, there remains an increasing need for further school capacity. This proposed development is a response to meet this demand.

Although, new secondary schools have been provided in the Central /East area of Manchester (Dean Trust Ardwick and Manchester Enterprise Academy Central, Rusholme), the substantial growth in pupil numbers means that the provision of approximately 330 additional year 7 places in the Central/East area of the City to meet forecast demand arising from September 2019 is needed.

This is at the heart of the proposal and much has been publicised about population growth and school infrastructure required to support this. This is also recognised at a national level.

Site Selection

A report to the Children and Young People Scrutiny Committee on 10th October 2017 refers to the review of an alternative site for the proposed school in Gorton South ward located off Barlow Road adjacent to its boundary with Reddish. The site is a vacant sports facility covering 3 acres. The report states that the site would only be

viable if an adjacent allotment site was relocated and that land included into the site. Issues in bringing this site forward include the agreement from Sport England to remove the sports facility, and relocating the allotments of which there are 227 plots. Furthermore, options to relocate the allotments were limited and could not be achieved in one alternative site, and the timeframe to complete the relocation and secure the formal closure of the allotments was highly unlikely to meet the timelines for providing the school places which are needed.

It is recognised that there are difficulties and sensitivities in developing a school on this site. However, the need for a new school has been set out, and subject to addressing the issues in the report it is considered on balance to be acceptable.

Human Health Risk

This issue has raised significant concerns both at pre-application stage and as a result of the formal planning process.

The site has previously been a clay pit and then subsequently used as a refuse tip for domestic and commercial waste.

The application has been supported by studies which have assessed health risks. These looked at the materials/products present or believed to be present on site and the potential health risks. In conclusion, it is not considered there would be significant risk arising from the development.

(i) Contaminated Land

Key to concerns of health risk is ground contamination.

Contaminated land documents were originally prepared for the planning submission in March /April 2017, however they were then updated a number of times to reflect additional site investigations, and input from specialist sub-contractors and feedback from the project team. Furthermore, since the submission of the application additional work including ground gas monitoring and controlled waters groundwater monitoring has been undertaken. The documents have been updated to incorporate the additional information. An independent review of the documentation has been carried out, which concluded that the information produced by the original consultant was considered to be appropriate for this stage in the planning and design process.

The application is accompanied by a Ground Contaminated Interpretative report. Site investigations were completed in 5 phases, including an exploratory investigation across the full Matthews Lane Landfill site (a wider area than the development site boundary). The site ground conditions which were found included capping layers, and domestic/commercial landfill/waste materials, and made ground. Chemical contaminants were present at the site, together with ground gas.

The submitted Remedial Strategy proposes remedial measures in relation to Asbestos, ground gas, compaction works leachate strategy, re-use or disposal of soils/waste materials, imported materials, unexpected contamination, water supply pipes and service channels . Further information however, is required in regard to earthworks phasing , additional monitoring of ground gas beneath the proposed building footprints along the western boundary(which would then inform any further testing required during construction and post construction phases), and confirmation

of compaction work depths. It is therefore recommended that a contaminated land condition and a further condition to require a long-term monitoring and contingency plan in respect of ground gas and groundwater including a timetable of monitoring and submission of reports is attached to any approval

The Environment Agency and Environmental Health officers have no objection to the proposed development subject to conditions to ensure the proper remediation of the site for the proposed development, and post completion monitoring and contingency.

(ii) Additional Development considerations

The submitted Ground Contaminated Interpretative report recommends that ground improvement works will be required in relation to the compaction of shallow soils and the installation of a geotechnical cover layer. Compaction, however, may lead to the movement of ground gas and leachate. Furthermore, the use of piled foundations, has a potential to create new routes for the leachate and gas to the underlying aquifer. The report suggests that there is already a connection between the leachate and the aquifer, and recommends further site investigation and risk assessment. The report also recommended that further gas monitoring be undertaken. As noted above it is considered that satisfactory mitigation measures could be achieved following the outcome of further investigations.

It is therefore recommended that conditions be attached to any approval to ensure the proper remediation of the site for the proposed development, and post completion monitoring and contingency.

The application is also accompanied by a Construction Environmental Management Plan and Method Statement which covers the environmental impacts relating directly to construction activity.

(iii) Coal

The site is not within a surface area that could be affected by past underground mining, and is not one where the Coal Authority has plans to grant a licence to remove coal using underground methods.

Open Space

It is acknowledged that the proposal would result in the loss of an area of informal open space. This is a key issue and it is recognised the site is of local value. The site area would equate to the removal of 22.6% of the wider swathe of natural open space, whilst retaining and improving the remainder of the available area in Nutsford Vale for informal recreational use.

The siting of the school has been assessed to limit harm, and as noted to retain the more valuable parts of the Vale such as Red Rose Forest.

Whilst there would be a loss of some open space, the scheme offers an opportunity for a qualitative improvement through mitigation in the form of new native hedge; the planting of a new wildflower meadow; relocation of the existing orchard, and the coppicing and thinning of existing woodland to improve the quality of the trees in Nutsford Vale.

The proposed installation of the multi-use games area and artificial pitch would also increase the number of opportunities for outdoor recreation in the local area which will be available for community use beyond the school day.

The reduction in area currently in use as informal open space needs to be considered in the context of the overall proposal, which includes a much needed educational facility, the limitations of alternative sites and the mitigation being offered. It is recommended that the provision of a multi-use games area facility and all weather pitches are available to the Community is secured through an appropriately worded condition to ensure the provision of improved and enhanced replacement sport and recreation facilities to the local area.

Trees

Nutsford Vale as a whole has significant areas of tree cover that is generally middle aged. As already noted the proposal will involve a loss of semi-natural green space, including a proportion of the site's woodland (approx. 2.3ha). There are larger trees along the northern and southern boundaries, and trees either within or in close proximity to the site boundary include 3 Category A (high value), 44 Category B (moderate value) and 40 Category C (low value) trees and groups of trees. The trees are not the subject of Tree Preservation Orders and there are no ancient woodland or veteran trees.

It is not feasible to retain the existing woodland blocks on the site. The proposal would necessitate the removal of 39 individual trees, ten Category B groups of trees, and eleven Category C groups of trees. The submitted landscape plan, however, shows that 78 new trees would be planted within the development site. Mitigation is also proposed for these losses through the creation of new habitats and management of existing habitats on the site, including the new native hedge planting along the eastern boundary of the site; new screen planting composed of native trees and shrubs along the western boundary; with the planting of a new wildflower meadow; relocation of the existing orchard to another location within Nutsford Vale, and the coppicing and thinning of existing woodland to improve the quality of the trees in Nutsford Vale.

A Tree and Woodland management plan would be required to set the objectives, timeline and work activities in regard to the proposed mitigation works i.e. planting seasons. Furthermore whilst the mitigation proposed would help to address the loss of open space and associated habitat, it is considered that the finalised specification of the proposed mitigation measures are conditioned to fully explore the impacts on the existing retained habitat of Nutsford Vale.

A fence is proposed to demarcate a Construction Exclusion Zone around the retained trees in proximity to the site boundary. It is recommended that this aspect of the scheme is also conditioned.

Ecology

An Ecological Assessment accompanies the planning application. This was undertaken in December 2016, but the report was updated in June 2017 to reflect the boundary of the proposed development, and to take account of an updated botanical

survey. The Assessment included a desktop study, a habitat walkover survey and a ground based assessment of the trees present within the site.

As noted the site currently comprises an area of public open space with semi mature broadleaved woodland, scattered trees, and modified neutral/marshy grassland, scrub and ephemeral pool/waterbodies. Within 1 km of this site there are a number of records of notable species.

No Great Crested Newts and no water voles have been recorded as being present on the site, and there are no trees with features suitable to support roosting bats. Furthermore, there are no other features on site that could offer roosting potential. However, the screen of trees bordering the site and woodland parcels offer some suitable habitat for foraging and commuting bats present in the surrounding area.

The existing woodland and grassland on site do have the potential to support a number of bird species for breeding and foraging in summer. The application is accompanied by a Breeding Bird Survey, which identified a total of 30 species within the entire survey area (Nutsford Vale), which represents a moderate diversity of breeding birds, with many of the bird species recorded as commonplace and widespread. Due to the moderate diversity and the site supporting a low number of confirmed and probable breeding Birds of Conservation Concern, the report considers that the site is of less than local importance. The recommendations within the report are to provide new hedgerows and trees, if removal is necessary. Whilst the habitats on site provide suitable conditions for Badger foraging and sett creation, no evidence of badgers on the site has been found.

The report recommends that if works are not commenced before July 2018 a pre-commencement badger survey should be undertaken, that nesting bird checks are undertaken prior to ground vegetation clearance works, and that vegetation clearance should be undertaken outside of bird nesting season. It is recommended that these aspects of the scheme are capable of being conditioned. The request for Swift bricks to be incorporated within the development was noted, but to the nature of the construction, this is unlikely to be feasible. However, a further condition to require the incorporation of bat and bird boxes in order to potentially mitigate against some of the impacts of the proposed school development is proposed, together with the requirement of the provision of amphibian hibernacula, and hedgehog boxes (as recommended in the submitted Ecology Report) in Nutsford Vale.

Greater Manchester Ecology Unit have raised some ecological issues regarding the loss of woodland and associated scrub and grassland (modified neutral & marshy grassland) as a result of the proposals, together with the extent of the proposed compensation for these losses, and the effectiveness of the proposed mitigation. The applicant has responded to the comments of the Ecology Unit, including quantification of the habitat loss of the grassland, confirmation that the site edged blue cannot be widened as it represents the extent of the Council's ownership, and detailed specifications for the mitigation of habitat loss. This information has been referred to the Ecology Unit, and any further comments will be reported to the Committee.

As referred to earlier, the reduced area of habitat in Nutsford Vale must be balanced with the demonstrable need for an educational establishment on this site, together with the mitigation that can be provided to overcome the harm.

It is recommended that a condition to require enhancements to Nutsford Vale, and on-going management/ maintenance, together with finalised specifications of the proposed mitigation measures is attached to any planning approval to fully explore the impacts on the existing retained habitat of Nutsford Vale.

Invasive Species

The applicant has confirmed that there is no Japanese Knotweed on the proposed School site, there are a small number of isolated small quantities in the wider area of Nutsford Vale. The applicant has advised that precise location and extent will be established and documented as part the Environmental Management Plan. It is therefore recommended that measures relating to the treatment of Japanese Knotweed form part finalised specification of the proposed mitigation measures to Nutsford Vale and are conditioned.

Landscaping

A Landscape Masterplan for the school site confirms the retention of the majority of existing trees to Matthews Lane (trees only being removed to enable access and egress points) , tree planting to the courtyard and in the car park area , together with the retention and enhancement of the screen planting along the western boundary. An environmental education space is proposed, together with an allotment area with timber planting boxes, and native and ornamental hedge planting. It is recommended that a condition to require detailed plans with species and planting densities is attached to any approval.

Design and Appearance

The proposed development has been designed in the form of an L shaped building to create a presence to Matthews Lane. The building would be set back into the site in order to retain the majority of trees in close proximity to Matthews Lane and to enable the provision of an entrance plaza to the school

The proposed building would be three storey. The height of the development has been assessed in relation to the character of the surrounding area, in particular the two storey residential properties to the west and south of the site. Given the location of the building it is considered that the proposed scale of the proposed development is a suitable and appropriate response to the local area in which it would be located.



The school would be contemporary in design and comprise a clad exterior with vertical boards in natural colours in a random pattern to relate to the verticality of the surrounding trees. The sports hall would be a part single storey part double height structure. This is also proposed to be clad in a gloss grey panels. In order to fully assess the impact of the suggested materials it is recommend that a materials condition is attached to any approval to require the submission of samples.



Access and Traffic

A Transport Statement has been submitted as part of the application. The Transport Statement indicates that the proposed development would give rise to some time specific impacts on the surrounding highway network following full occupation of the site. The phased increase in pupil numbers will have an incremental impact on the local highway network as the school populates with a year on year intake until 2023/2024.

However, the site is well served by public transport on Mount Road, Mathews Lane, and Stockport Road. The Transport Statement assumes most of the pupil catchment will be within 1 mile of the site, based on existing local schools in the area and the relative density of housing in a highly urbanized area. Pedestrian routes from

adjacent highways and through Nutsford Vale would enable future pupils to walk to school. It is also anticipated that the majority of staff will arrive at different times to the students, with staff more likely to leave during traditional network peak hours. The report suggest that there will be short, but intense periods of moderate congestion , with localised delay on Mount Road /Matthews Lane.

Options have been examined in relation to existing uncontrolled junctions, such as a left hand flare at Matthews Lane, or a mini roundabout, but the benefits of the considered options were not significant. The current proposal incorporates a drop off within the school grounds, and a traffic calming scheme including a controlled signal crossing point on Matthews Lane (close to desire lines from the south). Localised junction projection and keep clear markings are also proposed as part of a package of Traffic Regulation Orders to the frontage of the site.

Highways Services and Transport for Greater Manchester have reviewed the transport assessment and note that there is likely to be an increase in delays and queuing on the local network as a result of the proposed school on Matthews Lane. However they have indicated that it is also recognised that with the proposed package of mitigation measures and an effective travel plan the impacts on the highway can be managed to an acceptable level.

It is considered that the applicant has provided a proportionate level of information relating to transport and car parking, and it is considered that the proposals do not raise significant concerns on highway or pedestrian safety grounds.

The application proposals are considered to be acceptable, subject to an off-site highways works condition (including any necessary TRO's and pedestrian crossing facility), and a revised construction management plan taking on board the matters which have been raised.

Parking

The proposed staff car park would provide 61 spaces (including 5 disabled spaces), with the visitor /drop off car park facility providing 31 spaces (including a disabled bay). The staff parking facility would have a barrier control. No details have, however, been provided in relation to how the drop off spaces would be managed at this time, as this will need to be formalised with the school itself. It is therefore recommended that this aspect of the scheme is conditioned.

It is considered that the proposed levels of car parking provision would not lead to significant on street parking issues in the locality, provided that a Travel Plan is produced by the school, and is implemented.

Cycle Storage

The scheme provides 147 sheltered cycle spaces within the overall development. It is recommended this should be monitored as part of the travel plan and additional storage be secured when 90% utilisation is reached. A further condition is recommended to this effect.

Servicing

The servicing arrangements for the proposed school are via off-street loading from Matthews Lane, via part of the route serving the proposed visitors car park.

Servicing would be restricted to supply and catering deliveries, and refuse collection, and would not require a long duration, and as such this should not adversely impact on the use of the proposed visitors car parking facility

Travel Plan

As noted the application has been accompanied by a school travel plan framework. The Travel Plan will be central to the school reducing vehicular trips at the site and will also ensure that parents are informed of where to park in relation to drop off / pick up, minimising the impact on the local highway network. Highways Services have recommended that the framework travel plan is extended and developed to a full travel plan within the first six months of the school becoming occupied. A suitably worded planning condition setting out this requirement is therefore recommended.

Footpaths

There are currently a number of interconnected and informal paths scheme within the southwestern corner of the wider area of Nutsford Vale. It is important access to and through Nutsford Vale is maintained, and it is considered this has been a key factor in the design of the proposal and retained areas of open space. As part of the submitted documentation it is proposed to create a new route to connect Matthews Lane (to the east of the proposed school), and run in a northwards direction to connect into the existing footpath network within the Vale. Whilst the number of connections from Matthews Lane would be reduced, overall connections would be maintained allowing access to open space across the Vale.

Residential Amenity

There are some residential properties bordering the site where the proposed teaching accommodation would be located. The development of the site with built form will undoubtedly have some impact, however, it is not considered this would be significant.

The siting of the proposed school and sports hall have been considered with a view to reduce the level of impact on the amenity of the occupiers of nearby dwelling houses to the west of the site. The school building would be 46m (closest point) from the nearest property on Matthews Lane , 67m from the nearest elevation of residential property on Newdale Road, and 234m (single storey section of the sports hall) and 85m (three storey main building) from the nearest residential property on Ringwood Avenue. The servicing area has also been located away from the majority of residential properties.

A buffer of screen planting is proposed along the western boundary of the site varying from 10-30m in depth.

Given the combination of the landscaped buffer and distance involved between the proposed school buildings and existing properties there would be no undue harmful impact.

The multi-use games area and artificial pitch would be approximately 18 m (closest point) from the site boundary with properties on Ringwood Avenue and Grasmere Street. The pitches have been set at right angles to the western boundary of the proposed school to reduce the extent of development adjacent to the shared boundary.

Subject to a suitable condition controlling the hours of use, it is not considered that the proposal would give rise to unacceptable impacts in terms of residential amenity. Although it is acknowledged that activity relating to these pitches may be audible from neighbouring houses during the day.

The intention is to light the 2 all-weather sports pitches and MUGA, and this issue is dealt with in detail in the lighting section of the report.

The proposal by its nature will increase comings and goings from the site as a result of both the 1250 pupils being picked up and dropped off as well as the 270 full time members of staff arriving and leaving the building. The consideration that must be given is whether the site can sufficiently cater for demands placed upon it, and whether the site is sustainable in transport terms. It is inevitable that there will be some impact from a school, given the existing use, however, the development will provide for both on site car parking and drop off, and it is in a sustainable location and would be subject to a travel plan.

Visual Amenity – It is inevitable that any building on this site will result in a visual change in the locality given it is an area of open space forming part of Nutsford Vale.

It is proposed to retain the 1.2 m railing fencing to the Matthew Lane frontage, 2.4m high weldmesh fencing to the western external boundaries and a combination of 3m and 4.5m high sports rebound weldmesh fencing, surrounding multi use games area and all weather pitches, with 5m high ball stop net affixed to the 4.5m sports rebound weldmesh fencing to the western and eastern ends of the proposed senior all weather pitch.

The proposed building is of a modern design (utilising cladding, and aluminium framed windows). It is a type of construction that is widely used and in terms of its design and appearance is considered to be acceptable in visual terms in this location.

The site is screened from properties on Matthews Lane by trees to be retained and the school building is some distance from properties to the west on Newdale Road and Ringwood Avenue as detailed in the residential amenity section above. Buffer areas of screen planting are proposed between the proposed school, sports hall and carpark, and the western boundary with properties on Newdale Road and Ringwood Avenue.

Outdoor Play areas

The application proposals include the provision of 2 multi use new games areas which would include, markings for tennis, netball and informal sports (on one MUGA) and football on the other. In relation to the proposed all weather pitches one would be laid out for hockey and football, with the markings on the second for football and rugby.

The availability of outdoor play space for the school is clearly a requirement and is considered to be acceptable. It is proposed to condition the hours of use of the all-weather pitches and MUGA's to reduce the potential impact of the proposed development in terms of amenity to residents close to the site.

Sport England have requested a condition relating to the details of the design and layout of the sand based and 3G Artificial Grass Pitches and those in the Sports Hall. The sports hall shall include internal layout and dimensions of the court markings.

It is proposed that a condition relating to the requirements outlined above is attached to any approval, together with a condition relating to community access which is discussed in more detail elsewhere in this report.

External Lighting

The application is accompanied by an External Lighting report which assesses the levels of lighting proposed to the car parks, sports courts, lighting to the building and circulation areas. The lighting has been designed to reduce potential impacts to adjacent dwelling houses, together with the nocturnal wildlife in the retained areas of Nutsford Vale to the east. It is proposed to have dark corridors at the periphery of the site and across the site from tree canopies. No observations have been received from Greater Manchester Ecology Unit in relation external lighting. Although locations with the site, for lighting are shown on submitted plans within the report, together with references to luminaires, no detailed design of the proposed lighting and columns have been submitted. It is therefore recommended that a condition to require the finalised design of the luminaries and columns is attached to any planning approval, together with a further condition to respond to any future issues which could arise from any light spill. This is in order to ensure security of the site, whilst ensuring any impacts to nocturnal animals present in Nutsford Vale are minimised.

Air Quality - The information submitted with the application suggests that a review of the relevant air quality monitoring data indicates that the existing air quality is likely to be below the annual mean nitrogen dioxide objective set in the Air Quality (England) 2000 Regulations (as amended) across the proposed development site.

Impacts on air quality are likely to be associated with construction and traffic. Mitigation measures during the construction phase are proposed including a series of measures in a detailed dust management plan as part of the Construction Environmental Management Plan. Additional specialist mitigation measures would also be employed to suitably control risks from contaminants contained in the existing soils on the site during the initial earth moving phase.

Air quality impacts after any construction phase would relate to the school's energy centre and traffic generation. The data submitted predicts an increase in NO₂ concentrations which would result in a slight adverse impact on six receptors on the site, with negligible impacts at all other receptors including existing receptors off-site.

The submitted information has been reviewed, and it is considered that the operational phase of the development would not result in significant impacts, and impacts from the construction phase can be mitigated through measures identified in the construction management plans. The submitted report suggests that air quality impacts would arise from emissions for the proposed energy centre and traffic generation, but that the predicted increase in NO₂ concentrations which are predicted results, would be negligible in terms of impacts to all existing off site receptors and only have a slight adverse impact to on site receptors. It is therefore

proposed to attach a condition to any approval to require detailed mitigation measures to be submitted to safeguard local air quality and accord with the aspirations policy EN16 of the Core Strategy.

Flood Risk

The closest water feature to the site is the Nico Ditch , which is culverted under Matthews Lane to the south of the site, appearing on the surface approximately 100m east of the site on the opposite side of Mount Road. Gore Brook runs approximately 450m north of the site and appears to be culverted.

The proposed school site is located within Flood Zone1 which is defined as land assessed as having a less than 1 in 1000 annual probability of fluvial flooding, and classified as being low risk.

As such the Flood Risk Assessment concludes that the site is at a low risk of fluvial flooding, and at low risk from ground water sources. Part of the site is in a zone at risk from reservoir failure, but the likely hood of this occurring is extremely low. The eastern corner of the site is shown to be at medium to high risk of surface water flooding extending across the western part of the site to the southwestern corner of the site. The report considered that there is a medium risk to the site from surface water and sewer flood risk .

Following questions raised by Flood Risk Management officers in relation to drainage, further information has been submitted in relation to a Below Ground Drainage Strategy for consideration about the proposed drainage as the site is located along the flow path that is conveying surface water across the site with substantial ponding of that water on the site itself.

Sustainability

An Energy and Sustainability Statement has been included as part of the submission for this application. This statement includes a BREEAM pre-assessment which indicates that a 'very good' rating would be achievable. It is therefore recommended that an appropriately worded condition is proposed in relation to this matter.

Furthermore, The development would also provide on site renewables in the form of roof mounted Solar Photovoltaic Panels, and would target a reduction of Carbon Emissions of the development of 15% beyond Part L 2010.

Waste

A detailed Waste Management Report accompanying the planning application has been assessed. Subject to a condition requiring compliance with the strategy submitted, this is considered to be acceptable.

The proposed school will have a secured bin storage area accessed from the service area to be provided off Matthews Lane.

The bins that would be housed in this area are:

Pulpable Recycling: paper waste: 2 x 1100 litre bins (2 collections each week)

Mixed Recycling: 2 x 1100 litre bin (2 collections each week)

Food Waste: 4 x 250 litre bins (2 collections each week)

General Waste :6 x 1100 litre bin ((2 collections each week)

Garden waste will be removed from site by the schools Grounds Maintenance

Contractor.

Noise

A Noise Assessment Report submitted with the application identifies that the main source of noise would be from traffic on Matthews Lane. The noise survey data has been used to predict noise levels affecting the development and set limits at the nearest properties due to new plant. Vibration levels at the southern site boundary have also been measured to demonstrate there is no issues in terms of vibration.

The internal configuration of the school has been designed to locate rooms with the highest internal operational noise levels i.e. music rooms and practice rooms located at the rear of the proposed building facing away from the nearest receptors.

It is not expected that the proposed school facilities would produce unacceptable levels of noise pollution. The site would be an education facility which would be primarily operated during the day, and any particular plant or other items which would generate noise would, if necessary be acoustically insulated to prevent unacceptable noise outbreak.

It is recommended that conditions are attached to ensure that the school and any external plant are appropriately insulated.

The applicant has undertaken further investigation works in relation to the noise from the all weather sport pitch and believes that landscaping and solid fencing are not required. It is accepted that in principle there is unlikely to be a need for such, particularly given activity relating to the pitches would be during day, and possibly evening. However, it is recommended that a condition in order to explore the matter further is attached to any approval.

Archaeology

Archaeological investigations have been undertaken in relation to the remains of the late C19th century Yew Tree Farm, and the possibility of remains associated with Nico Ditch. The evaluation confirmed that C19th century structure remain within 15m of the present site boundary, but that all other deposits outside that area were removed by later landfill activity.

‘Nico Ditch’ which is an Ancient Monument, lies to the south of the site, being culverted under Matthews Lane, appearing the surface approximately 100m east of the site.

No adverse impacts associated with archaeology would arise from the development.

Access for disabled people

The proposed development has been designed to ensure level access. All entrances would have level thresholds, lift access is provided to the upper floor and disabled toilet facilities are included on all floors. It is, however, recommended that a condition be attached to any approval to require the submission of route widths, levels and gradients to ensure that the proposed development is accessible.

It is also noted that parking spaces would be provided for disabled users in the staff and visitor parking areas.

Secure by Design

The application has been supported by a Crime Impact Statement (CIS) prepared by Greater Manchester Police. This outlines the particular crime issues in the locality and vulnerabilities of existing the proposed development. The CIS advises that the design of the school building is in keeping with the principles of designing out crime , and there are no vulnerabilities that would create easy opportunities for offenders to target it. The proposed school will lie adjacent to a parking. It is acknowledged that the open nature of the adjacent land could give rise to issues in connection with unauthorised access, but the proposed boundary treatments are considered to be of sufficient height and robust to prevent unauthorised access to the school grounds.

The CIS makes recommendations relating to secure boundary treatments and with regards to the control of access between the car park and environmental education area, the boundary treatment is not close to trees which could provide a climbing aid, ensuring any single storey elements are high enough to prevent access, or include anti climb measures , the inclusion of dawn to dusk lighting , appropriately designed gates ,and that the school is capable of being zoned to prevent access to all other areas of the building , if part of the school is to be used outside school hours.

A condition is recommended to ensure that the development achieves Secure by Design accreditation. It is considered that the proposed development has been designed to reduce the risk of crime and therefore accords with policy DM1 of the Core Strategy.

Boundary treatment

It is proposed to retain the 1.2 m railing fencing to the Matthew Lane frontage .A 2.4m high weldmesh fencing to the western external boundaries and a combination of 3m and 4.5m high sports rebound weldmesh fencing, surrounding multi use games area and all weather pitches, with 5m high ball stop net affixed to the 4.5m sports rebound weldmesh fencing to the western and eastern ends of the proposed senior all weather pitch.

The height and type of fencing proposed in these locations is considered to be acceptable, and accords with policy DM1. It is however recommended that a condition be attaches to any approval to require the elevational designs and colouration of the proposed boundary treatment.

Social Inclusion

Issues with regard to loss of open space, which have also been included in the report on Social Value of Nutsford Vale Country Park, have been covered earlier in the report. It is acknowledged that green infrastructure has positive impacts in terms of health and wellbeing. However, as outlined earlier the issue needs to be considered in the context of the overall proposal , which would provide a much needed school facility on remediated land , and the mitigation being offered, together with the provision of sports facilities within the school development which could be accessed by the local community. Furthermore visitor parking would be available in connection with the use of the sport facilities, which would potentially make the facilities more accessible to members of the local community. A school by definition would also be part of the local community, with numerous benefits. This would contribute to

individual and community wellbeing , integration , healthy aging and intergenerational learning, which are identified as being benefits of Nutsford Vale.

Matters raised by local residents

Most of the issues raised have been covered in the report.

A resident raised concerns that the originally submitted below ground drainage strategy made reference to meetings which had taken place , but dated of those meetings were in the future and this in their view makes the document unsafe, unreliable , or invalid and should be removed from the collection of supporting data.

This document has been revised, and made available to the resident who had raised concerns. No further observations in relation to the below ground drainage

Statement of community Involvement

A Statement of Community Involvement has been submitted to accompany the application. This includes detailed records of the consultation meetings/events which took place before submission of this application. This makes reference to a meeting with the Friends of Nutsford Vale (FONV) on 14th February 2017 and 31st May 2017 ; three public consultation events on 28th February (public exhibition at Crowcroft Primary School, East Road Longsight), 16th March 2017 (Chapel Street School Levenshulme) , and 19th July 2017 (The Grange School Matthews Lane); meeting with representatives of the City of Trees on 9th March and 9th June 2017; meeting with representatives of the Grange School on 20th March and 23rd May 2017 . 89 people recorded their attendance at the event on 28th February 2017.

Following the consultation and feedback received, the pre-application scheme was reduced. Most notably the size of the school was reduced from four storeys to three and the nos. of pupil revised from 1800 to 1200.

Community Use Arrangements

A Statement has been submitted to provide an indication of the likely community use of the proposed school. It is envisaged that a breakfast club, and after school activities for pupils would be provided. It is also anticipated that the proposed school will offer community sporting provision on Mondays to Fridays between 10:00 and 22:00 and at weekends between 09:00 and 17:00. The main facilities for sporting use would include the use of the sports hall, activity hall, 2 classrooms for out of hours/adult learning, MUGA and All weather pitches. The Statement also indicates that extended community facilities may also include the assembly hall dining hall drama space and learning resource space.

The level of community use has the potential to off set the loss to the community of the open space upon which the school would be built. Although the offer to the community would be different, and more formal than currently exists, it would provide a range of outdoor sporting facilities for the community to use. It is therefore recommended that a condition be attached to any approval to require a community use agreement.

Conclusion

It is recognised that proposals involving open space can be sensitive, and as set out in this report, it is acknowledged a number of concerns have been raised in response to the application.

Those issues have been carefully considered and addressed. Ultimately a judgement has to be made and key policy objectives weighed; in this instance there is an overwhelming need for school places in the area, which, it appears cannot be provided on an alternative site, or in alternative locations.

The proposal is for a new secondary school in response to the identified need which is an essential facility to serve the local community.

The proposal offers the opportunity to properly deal with the legacy of contamination on the site as set out in the body of the report.

In mitigation for reducing the area of open space, it is proposed to improve the remainder of Nutsford Vale and there would be a net gain in access to formal sporting facilities.

The Secretary of State for the Department of Communities and Local Government has asked that no decision be issued until the outcome of the Local Planning Authority's consideration is known on the proposal. The recommendation is therefore one of Mindful to Approve.

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 application is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation **MINDED TO APPROVE (subject to a response from the Secretary of State)**

Article 35 Declaration

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and recommends approval

the application for the reasons outlined in this report. Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The original submission raised initial concerns about the ground conditions and landscape mitigation works. Officers worked in a positive and proactive manner with the applicant to negotiate a revised scheme to create a more appropriate property design. Following these revisions, the scheme is considered to be in accordance with the guidance contained within policies SP1 and DM1 of the Core Strategy.

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 documents and plans :

Drawings:

Site Location Plan 2268 LG(90) 01 rev.PL01
Site – Existing 2268 LG(90) 02 PL01
Proposed Ground Floor Plan - All Buildings 2268 AP(04)00 rev.PI01
Proposed Ground Floor Plan – Out of hours - All Buildings 2268 AP(30)00 rev.PI01
Proposed First Floor Plan - All Buildings 2268 AP(04)01 rev.PI01
Proposed FirstFloor Plan – Out of hours - All Buildings 2268 AP(30)01 rev.PI01

Proposed Second Floor Plan - All Buildings 2268 AP(04)02 rev.PI01
Proposed Elevations – All Buildings 2268 AP(05)01 (notwithstanding annotated materials)
Proposed Roof Plan –All Buildings2268 AP(04)03 rev.PL01
Proposed Sections 2268 AP(06) A05 rev.PL01
Proposed sections –SH 2268 AP(06)B05 rev.PI01
Site Sections 1 2268 LG(93) 01 rev.01
Site Sections 2268 LG(93) 02 rev.PL01
Plan Proposed 3D Renders Sheet 1 of 2 2268 AP(00) A01 rev.PI01
Proposed 3D Renders Sheet 2 of 2 2268 AP(00) A02 PI01
Landscape masterplan 2268 LG(9-) 01 rev.PL01
Tree Strategy 2268 LG(9-) 05 rev.PL01
Fencing Strategy 2268 LG(92) 01 rev.PL01

Documents:

Crime Impact Statement dated 5th April 2017 – URN: 2017/0061/CIS/01 Version A
Design and Access Statement prepared by Ellis Williams Architects
Planning Statement by Turley
Sustainability Statement prepared by Turley
Statement of Community Involvement October 2017 prepared by Turley
Community use Statement

Framework Travel Plan dated 8th June 2017 prepared by Mott MacDonald
Ecological Assessment prepared by TEP
Arboricultural Impact Assessment prepared by TEP
Breeding Bird Survey

Archaeological Statement Desk Based Assessment by University of Salford
Archaeological Statement Evaluation Report by University of Salford
Air Quality Assessment prepared by Ramboll
Noise Assessment prepared by SRL
Ventilation & Extract statement prepared by Lang O'Rourke
Flood Risk Assessment prepared by Ramboll
Drainage Strategy
Coal Mining Risk Assessment (Non residential Coal Mining Report) prepared by the Coal Authority
Ground Investigation Factual Report prepared by Ramboll
Contaminated Land and Geotechnical Desk Study Report prepared by Ramboll

Ground Contamination Interpretative Report prepared by Ramboll
Remediation Strategy prepared by Ramboll
Development Area Human Health Risk Report prepared by Ramboll
Transport Assessment prepared by Mott MacDonald
Waste Management Statement
External Light Assessment
received 17th October 2017

Updates to the contamination related reports 31st October 2017
(Contaminated land interpretative report , Humans Health risk Assessment ,
Remediation Strategy)

Ground Gas Risk Assessment dated 8th November 2017 prepared by Ramboll

Below Ground Drainage Strategy received 13th December 2017

Construction Management Plan ref: N3841PL 02
Construction Environmental Management Plan and Method Statement ref: N3841PL 02

Received on 21st December 2017

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) Notwithstanding the Construction Management Plan prepared by Laing O'Rourke ref: N3841 version PL02, received by e-mail dated 21st December 2017 . Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:-

- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy, traffic estimates and frequencies and swept path analysis;
- Parking of construction vehicles and staff;
- Sheeting over of construction vehicles; and
- Hours of Construction.

Development shall be carried out in accordance with the approved construction management plan.

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

4) Notwithstanding the materials annotated on plan ref: 2268 AP(05)01 rev.PL01, prior to the commencement of above ground works of the hereby approved building, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

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.

5) No development shall commence until a hard and soft landscaping treatment scheme (including a replacement tree strategy, and a management and maintenance strategy,) 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.

6) The car parking shall be surfaced, demarcated and made available for use before the development hereby approved is occupied. The car parking spaces shall then be available at all times whilst the building is occupied, and shall not be used for any other purpose than the parking of vehicles associated with the use of the building, and the all weather sports pitch.

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

7) Notwithstanding the plans submitted, no part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with details to be agreed in writing by the local planning authority. These 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 transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

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

Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

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

9) Within 3 months of commencement of development full detailed designs (including specifications) of all off site highways works (including any Traffic Regulation Orders, relocation of bus stops, signalised pedestrian crossing on Matthews Lane , traffic calming measures on Matthews Lane, measures to manage the drop off and collection of pupils, and review of the traffic signal timings at Stockport Road), shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, prior to the school accommodation being brought into use.

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

10) The proposal should be constructed in accordance with the recommendations contained within the submitted Crime Impact Statement dated 5th April 2017 – URN: 2017/0061/CIS/01 Version A received 17th October 2017

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

11) The development hereby approved shall undergo an Uncertified Sustainability Review to demonstrate the achievement of a BREEAM rating of at least 'very good'. A post construction Sustainability Review document demonstrating achievement of a BREEAM rating of at least 'very good' shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of the building hereby approved is first occupied. The Sustainability Review document will provide evidence once the building has been erected that it has been built in accordance with the relevant BREEAM criteria based on the current appropriate BRE manual and has incorporated feasibility measures to minimise the environmental impact and energy use.

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

12) No development shall commence until details of the design and layout of the sand based and 3G Artificial Grass Pitches and Sports Hall have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. Details of the Artificial Grass Pitches shall include cross sections, materials, fencing height and type, lighting type and height. The sports hall shall include internal layout and dimensions of the court markings. The sand based and 3G Artificial Grass Pitches and Sports Hall shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy EN10 of the Core Strategy.

13) Within 12 months of the date of this planning permission, a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to all sports facilities forming part of the development and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

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

14) Notwithstanding the Ventilation & Extract statement, the development hereby approved shall not be occupied or used until the Council as local planning authority has received a scheme for the extraction of any fumes, vapours and odours from the premises, to be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers of nearby properties in order to comply with Policy DM1 of the Core Strategy for the City of Manchester.

15) Notwithstanding the Noise Assessment , prior to the occupation of the school 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.

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

16) Notwithstanding the Noise Assessment , prior to the occupation of the school the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises, and a scheme of acoustic treatment

(including any acoustic measures to the boundaries of the playing pitches /MUGA) that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences.

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

17) Prior to commencement of the development detailed mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority. Any agreed mitigation measures shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution pursuant to policy EN16 of the Core Strategy.

18) 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.

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 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. Upon completion of the revised remedial works, a Completion/Verification Report

shall be submitted to and approved in writing by the City Council as local planning authority.

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.

19) Prior to occupation of the development hereby approved a post-completion monitoring and contingency plan in respect of ground gas and groundwater including a timetable of monitoring and submission of reports shall be submitted to and approved in writing by the City Council as local planning authority. Any necessary contingency measures shall be carried out in accordance with the approved plan. On completion of the monitoring specified in the plan a final report demonstrating that any necessary contingency works have been completed in accordance with the approved plan shall be submitted to and approved in writing by the City Council as local planning authority.

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.

20) Piling or any other foundation designs using penetrative methods shall not be 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 groundwater. The development shall be carried out in accordance with the approved details.

Reason - To protect the Water Environment from risks arising from land contamination, pursuant to policies EN14, EN17 and DM1 of the Core Strategy for Manchester.

21) No above ground works shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (2015) or any subsequent replacement national standards and the Below Ground Drainage Strategy, Rambol, December 2017 that has been submitted to and approved in writing by the City Council as Local Planning Authority.

The scheme shall also include:

- Hydraulic calculation of the proposed drainage system;
- Overhead Exceedance routes from failure of inlet structure and proposed below ground drainage;
- Construction details of flow control and SuDS elements

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policies EN14, EN17 and DM1 of the Core Strategy for Manchester.

22) No development hereby permitted shall be occupied until full details of the implementation, maintenance and management of the approved sustainable drainage scheme have been submitted to and approved by the local planning

authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

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

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policies EN14, EN17 and DM1 of the Core Strategy for Manchester.

23) The development hereby approved shall be implemented in full accordance with the Waste Management Statement received on 17th October 2017. The approved scheme shall be implemented prior to first occupancy and shall remain operational thereafter.

Reason - To protect the amenity of the occupants of the school once the development hereby approved is occupied, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

24) The school premises shall not be open outside the following hours:-
07:00 - 22:00 Monday to Friday
09:00 - 17:00 - Saturday, Sunday and Bank Holidays

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

25) Prior to the use of the sports pitches/multi use games courts, hours of use shall be submitted to and approved in writing by the City Council as Local Planning Authority. The sports pitches/multi use games courts shall then be used in accordance with the approved hours.

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

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

Reason - In the interests of residential amenity, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Core Strategy for Manchester.

27) The development shall be implemented in full accordance with the recommendations of the submitted Mott MacDonald External Lighting Impact report, dated 15th September 2017. Final specifications of all lanterns, columns, wall mounted lighting external lighting, including lighting on the proposed building, within the building's curtilage, and any lighting units within the landscaped areas, shall be submitted to, and approved in writing by, the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

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

28) Prior to the installation of flood lighting of the sports pitches/multi use games courts, hours of use of the flood lighting shall be submitted to and approved in writing by the City Council as Local Planning Authority. The flood lighting to the sports pitches/multi use games courts shall then be used in accordance with the approved hours.

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

29) If, when the lighting units are illuminated, they cause glare or light spillage which is in the opinion of the City Council as Local Planning Authority to the detriment of adjoining and nearby residential properties, such measures as the Council as LPA confirm in writing that they consider necessary including baffles and/or cut-offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of existing and proposed nearby residential accommodation, pursuant to policies SP1 and policy DM1 of the Core Strategy for Manchester.

30) Prior to the occupation of proposed teaching accommodation, details of any CCTV to be incorporated within the scheme, including design and location of columns and cameras, within the school's curtilage, shall be submitted to, and approved in writing by, the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

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

31) Within 3 months of the commencement of development a tree and woodland management plan to set the objectives, timeline and work activities in regard to the proposed mitigation works shall be submitted to, and approved in writing by, the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

Reason - In order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

32) Notwithstanding the details shown on plans ref: LG(92)30 rev.P01 (Nutsford Vale Improvement Works) prior to commencement of development finalised specification of the proposed mitigation measures to Nutsford Vale (including works to Japanese Knotweed),and any off site mitigation works shall be submitted to, and approved in writing by, the City Council as local planning authority. The development shall be implemented in accordance with the approved details, not later than 12 months from the date the buildings are first occupied.

Reason - In order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

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

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

34) If no ground works are commenced on site before July 2018 , a survey to identify whether badgers are present on the site shall be submitted to, and approved in writing by, the City Council as local planning authority, together with mitigation measures prior to commencement of development . Any mitigation measures which are approved shall be implemented within a timeframe to be agreed with the City Council as local planning authority.

Reason - To safeguard a European Protected Species (Habitats Regulations 1994) to comply with policy EN15 of the Core Strategy for Manchester.

35) Within 3 months of development commencing full details of the design and locations of bat and bird boxes, as part of the approved development shall be submitted and agreed with the Local Planning Authority. The permanent bat boxes shall be installed in accordance with the agreed design.

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

36) Within 3 months of development commencing full details of the design and locations of amphibian hibernacula within Nutsford Vale, as part of the approved development shall be submitted and agreed with the Local Planning Authority. The permanent amphibian hibernacula shall be installed in accordance with the agreed design.

Reason - To provide hibernacula for European Protected Species (Habitats Regulations 1994) and to comply with policy EN15 of the Core Strategy for Manchester.

37) Within 3 months of development commencing full details of the design and locations of hedgehog boxes within Nutsford Vale, as part of the approved development shall be submitted and agreed with the Local Planning Authority. The permanent hedgehog boxes shall be installed in accordance with the agreed design.

Reason - To provide hedgehog boxes to comply with policy EN15 of the Core Strategy for Manchester

38) 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.

39) 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.

40) No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works in accordance with the approved Written Scheme of Investigation (WSI) prepared by TEP (document 6793.01) and dated 20th December 201). The archaeological works cover the following:

1. A phased programme and methodology of investigation and recording to include:

- i. a targeted archaeological watching brief during development ground works
2. A programme for post investigation assessment to include:
 - ii. analysis of the site investigation records and finds
 - iii. production of a final report on the significance of the archaeological and historical interest represented.
3. Dissemination of the results commensurate with their significance.
4. Provision for archive deposition of the report and records of the site investigation.
5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible.

41) Prior to the commencement of development (including demolition, ground works, vegetation clearance), an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Japanese Knotweed on site. The measures shall be carried out strictly in accordance with the approved scheme.

Reason - To prevent the spread of Japanese Knotweed, which has been found on part of the site in accordance with the Wildlife and Countryside Act 1981.

42) Prior to the first occupation of the development hereby approved a management plan for the car parking and drop-off area within the development shall be submitted to and approved in writing by the City Council as local planning authority.

The plan shall include:

- Measures to marshall the use of the staff car park and drop off area;
- Measures to discourage use of drop off areas for longer term car parking;
- Measures to be employed to discourage inappropriate drop off of pupils.

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

43) Details of access proposals to the development for mobility impaired persons including route widths, levels and gradients, shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of the commencement of development. The approved details shall be implemented before that the development is first brought into use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of the Unitary Development Plan for the City of Manchester saved policy DC7, and policy DM1 of the Core Strategy for Manchester.

44) Notwithstanding the submitted boundary treatment , within 3 months of commencement of development, finalised details of elevational designs and colouration of boundary treatment shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details, prior to the occupation of the building 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 for Manchester.

Informatives

Informative: As per IAQM/EPUK guidance, good practice principles should be applied.

Informative: If bats are found at any time during tree works, then work should cease immediately and advice sought from a suitably qualified bat worker

Informative: Guidance on preparing Community Use Agreements is available from Sport England www.sportengland.org

Informative: The applicant is advised that the design and layout of the two Artificial Grass Pitches should comply with the guidance published by England Hockey, the Football Association and Rugby Football Union. The Sports Hall should be deigned and laid out in accordance with Sport England's guidance on Sports Halls.

Informative : Environment Agency Advice to Applicant

Model Procedures and good practice

Due to the former land use(s), soil and /or groundwater contamination may exist at the site and the associated risks to controlled waters should be addressed by:

1. Following the risk management framework provide in CLR11, Model procedures for the management of land contamination
 - o <https://www.gov.uk/government/publications/managing-land-contamination>
2. Referring to the Environment Agency guiding principles for land contamination and the land contamination sections in the Environment Agency's Groundwater Protection: Principles and Practice
 - o <https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>
 - o <https://www.gov.uk/government/collections/groundwater-protection>
3. Further information may be found on the land contamination technical guidance pages on the direct.gov website

- <https://www.gov.uk/government/collections/land-contamination-technical-guidance>

All investigations of land potentially affected by contamination should be carried out by or under the direction of a suitably qualified competent person and in accordance with BS 10175 (2001) Code of practice for the investigation of potentially contaminated sites. The competent person would normally be expected to be chartered member of an appropriate body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites. The Specialist in Land Condition (SiLC) qualification administered by the Institution of Environmental Management provides an accredited status for those responsible for signing off LCR's. For further information see - www.silc.org.uk Where the remediation / redevelopment of the site will involve waste management issues we offer the following advice:

Waste on site

The CLAIRE definition of waste: development code of practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and /or land development works are waste or have ceased to be waste. The code of practice is available at: <http://www.claire.co.uk>

Under the Code of practice:

- Excavated materials that are recovered via a treatment operation can be re-used on site providing they are treated to a standard such they are fit for purpose and unlikely to cause pollution
- Treated materials can be transferred between sites as part of a “hub and cluster” project
- Some naturally occurring clean material can be directly transferred between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically and that the permitting status off any proposed operations are clear. If in doubt we should be contacted on 03708 506 506 or at enquiries@environment-agency.gov.uk for advice at an early stage to avoid any delays.

Waste to be taken off site

Contaminated soil that is, or must be, disposed of is waste. Therefore it's handling, transport and disposal is subject to waste management legislation which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental permitting (England and Wales) Regulations 2010
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 “characterisation of waste” – sampling of waste materials – framework for the preparation and application of a sampling plan” and the permitting status of any proposed treatment or disposal activity is clear.

You should be aware that any permit may not be granted. Additional ‘Environmental Permitting Guidance’ can be accessed via the government website at:

<https://www.gov.uk/environmental-permit-check-if-you-need-one>

Piling and Penetrative ground improvement methods

Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

Materials Informative

{\b Building Regulations - Fire Safety}

You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

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: 117846/VO/2017 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:

Sport England
Corporate Property
Environmental Health
MCC Flood Risk Management
Highway Services
Parks, Leisure & Events
Travel Change Team
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Ecology Unit
Wildlife Trust
Greater Manchester Pedestrians Society
Environment Agency
Greater Manchester Archaeological Advisory Service

Greater Manchester Police
Transport For Greater Manchester
United Utilities Water PLC
MCC Flood Risk Management
Environment Agency
United Utilities Water PLC
Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Corporate Property
MCC Flood Risk Management
Parks, Leisure & Events
Travel Change Team
Greater Manchester Police
United Utilities Water PLC
Environment Agency
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
Greater Manchester Pedestrians Society
Wildlife Trust
Sport England

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:

4E Balmain Avenue, Manchester, M18 7PF
25 Thornholme Close, Manchester, M18 7RL
18 Lindsay Avenue, Manchester, M19 2AG
22 St Marks Street, Manchester, M19 3HG
299 Rotherhithe Street, London, SE16 5EY
25a Bell Street, Henley-on-Thames, RG9 2BA
298 Mauldeth Road West, Manchester, M21 7RF
45 Brook Avenue, Manchester, M19 3DQ
73 Cromwell Grove, Manchester, M19 3GD
4 Bywood Avenue, Manchester, M19 3PA
2 Kilnwick Close, Manchester, M18 7RY
54 Northmoor Road, Manchester, M12 5GD
16 Deepcar Street, Manchester, M19 3BB
76 Shillingford Road, Manchester, M18 7TS
3 Leybourne Avenue, Manchester, M19 3FG (x2)
7 Greening Road, Manchester, M19 3EQ (x3)
351 Mount Road, Manchester, M19 3HW
17 Maida Street, Manchester, M12 4QQ
5 Osborne Road, Levenshulme, Manchester, M19 2DU
33 Brundretts Road, Manchester, M21 9DA
20 Butterwick Close, Manchester, M12 5RA
9 Windsor Road, Levenshulme, Manchester, M19 2FA

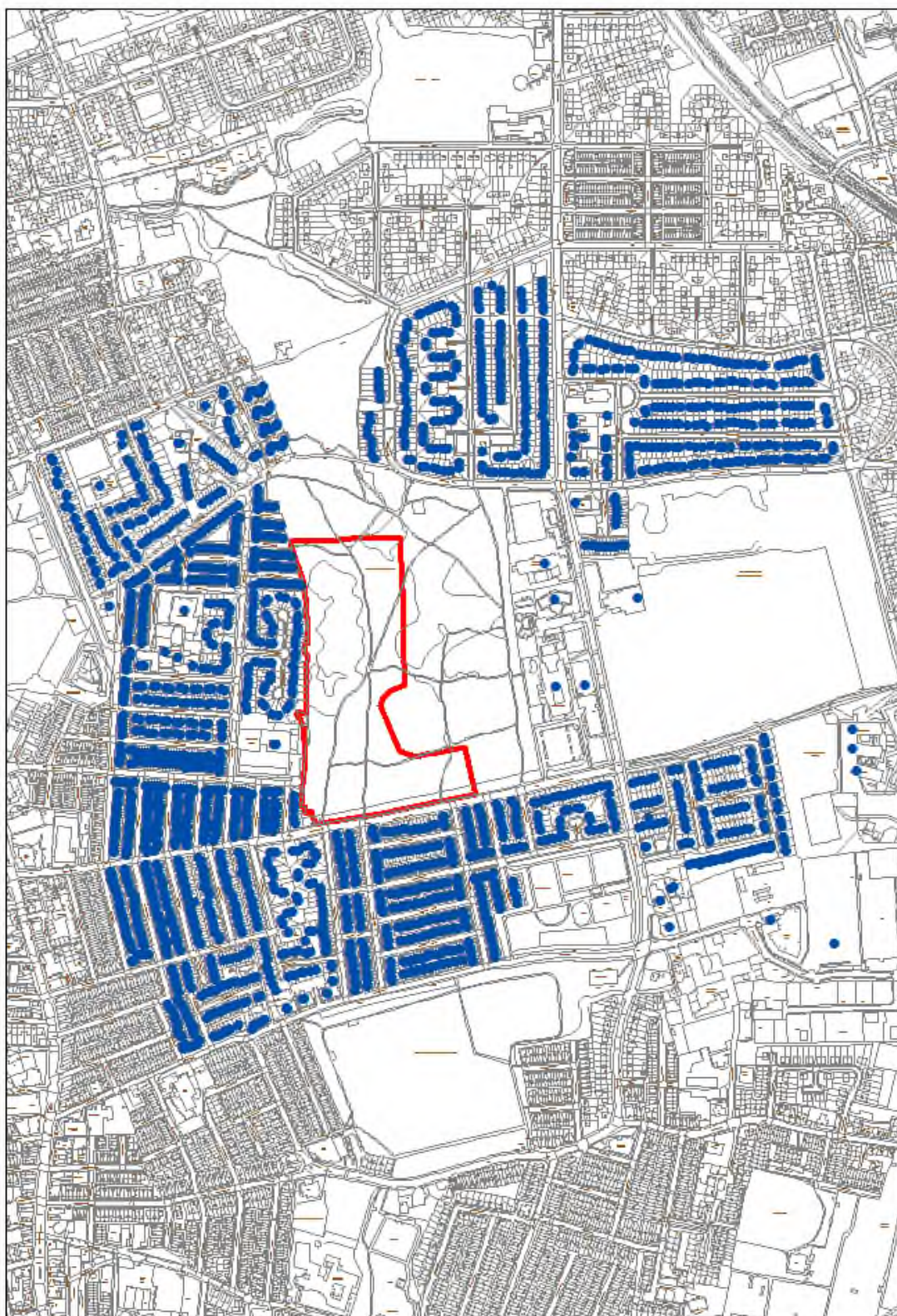
9 Baslow Avenue, Manchester, M19 3GG
2 Guildford Road, Manchester, M19 3FP
6 Samuel Street, Manchester, M19 2ST
31 Kettering Road, Manchester, M19 3FN
39 Old Moat Lane, Withington, Manchester, M20 3EE
2 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
4 Livesey Street, Levenshulme, Manchester, M19 2GU
18 Erneley Close, Manchester, M12 5RB
41 Cuthbert Avenue, Manchester, M19 3DG
11 Guildford Road, Manchester, M19 3FP (x5)
41 Guildford Road, Manchester, M19 3FZ
67 Bratton Drive, Manchester, M19 3GU
55 Audley Road, Manchester, M19 3EG (x2)
6 Danforth Grove, Levenshulme, Manchester, M19 2TD
51 Pink Bank Lane, Manchester, M12 5GR
10 Searby Road, Manchester, M18 7RQ
19 Elton Avenue, Manchester, M19 2PL
11 Newdale Road, Manchester, M12 4GG (x5)
15 Berkley Avenue, Manchester, M19 2ED
1 Midgley Avenue, Manchester, M18 8XP
105 Withington Road, Manchester, M16 8EE
22 St Marks Street, Manchester, M19 3HG(x2)
15 Cranmere Avenue, Manchester, M19 3FR
70 Matthews Lane, Manchester, M19 3ES
14 Longsight Road, Manchester, M18 7RA
71 Hornbeam Road, Manchester, M19 3EN
23 Greening Street. Manchester M19 3EQ
25 Greening Street. Manchester M19 3EQ
13 Ollier Avenue, Manchester, M12 5SU
28 Greening Road, Manchester, M19 3EQ
24 Audley Road, Manchester, M19 3FQ
26 East Road, Gorton, Manchester, M18 7RN
14 Searby Road, Manchester, M18 7RQ
21 Hexham Road, Manchester, M18 7RJ
4 Leedale Street, Manchester, M12 5SH (x3)
2 Burnham Drive, Manchester, M19 2JJ
14 Churton Road, Manchester, M18 7GP
8 Cuthbert Avenue, Manchester, M19 3DG(x2)
13 Innes Street, Manchester, M12 5TB
16 Leybourne Avenue, Manchester, M19 3FG
31 Thornholme Close, Manchester, M18 7RL
28 Byrom Avenue, Manchester, M19 3HR (x2)
20 Newdale Road, Manchester, M12 4GG
22 Newdale Road, Manchester, M12 4GG
2 Thornholme Close, Manchester, M18 7RL(x2)
64 Hemmons Road, Longsight, Manchester, M12 5ST
6 Hexham Road, Manchester, M18 7RH (x5)
308 Mount Road, Manchester, M19 3HN
60 Matthews Lane, Manchester, M19 3ES
16 Lonsdale Road, Manchester, M19 3FL

56 Bickerdike Court, East Road, Longsight, Manchester, M12 5RE
8 Cuthbert Avenue, Manchester, M19 3DG
21 Goulden Road, Manchester, M20 4ZE
RSPB Northern England Lancaster Office, 7.3.1 Cameron House White Cross
Estate, Lancaster, LA1 4XF
17 St Oswald's Road, Manchester, M19 3DR
18 Schuster Road, Manchester, M14 5PE
24 Audley Road, Levenshulme, Greater Manchester, M19 3FQ
25 Thornholme Close, Gorton, M18 7RL
20 Butterwick Close, Longsight
2 Wylam Walk M12 5QL (x2)
156 Abbey Hey Lane, Abbey Hey M18 8 TH
13 Bickerdike Avenue, M12 5SZ
213 Northmoor Road M12 5RU
78 Matthews Lane M19 3ES
6 Cranmere Avenue M19 3FR (x2)
66 Hornbeam Road M19 3EW
14 Longsight Road Gorton
2 Ringwood Avenue Longsight M12 5TP(x2)
4 Ringwood Avenue Longsight M12 5TP
9 Berkley Avenue Levenshulme M19 2ED
180 Buckley Road M18 7GH
9 Newdale Road Longsight M12 4GG (x4)
10 Longsight Road M18 7RA
20 Longsight Road M18 7RA (x2)
13 Greening Road M19 3EQ
3 Bickerdike Avenue M12 5SZ
58 Matthews Lane M19 3ES
55 Randolph Street
68 Lonsdale Road M19 3FL
7 Laburnum Road M18 7FT
8 Woodfold Avenue M19 3AP (x2)
103 Lon-Y-Cyll Abergele (x2)
6 Whalley Avenue M19 3FD
22 Matthews Lane M19 3DS
Hexham Road
16 Delaheys Range
8 Leybourne Avenue
25 Stovell Avenue
2 Leybourne Avenue(x2)
9 Windsor Road
16 Leedale Street
63 Longdon Road M12 5SG
15 Greening Road M19 3EQ (x2)
78 Hemmons Road
29 Cuthbert Avenue M19 3DG
Cuthbert Avenue
Highover House, The Beeches M20 2BG
20 Pennington Street, Longsight M12 4QJ
53 Bowler Street

8 Holbeck, Victoria Park
8 Limefield Terrace
21 Danforth Grove
11 Lincoln Avenue

No address x 23 (2 from same resident)

Relevant Contact Officer : Sue Wills
Telephone number : 0161 234 4524
Email : s.wills@manchester.gov.uk



 Application site boundary  Neighbour notification
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