

Application Number 19/00836/FUL

Proposal	Variation of condition no.s 2 (approved plans), 5 (landscaping masterplan), 6 (boundary treatments), and 27 (cycle storage location) of planning permission 18/00188/FUL to amend the originally approved scheme in relation to changes to the final site levels and landscaping across the grass sports pitches to the north of the school buildings and amendments to boundary treatment.
Site	Former Littlemoss High School for Boys site, Cryer Street, Droylsden.
Applicant	Education and Skills Funding Agency.
Recommendation	Grant planning permission subject to conditions.
Reason for report	A Speakers Panel decision is required because the application constitutes Major development.

1.0 APPLICATION DESCRIPTION

- 1.1 The applicant seeks to vary a number of the conditions attached to the original planning permission to allow a re-grading of the land levels in the northern part of the site, a minor revision to the alignment of the boundary treatment in the south western corner of the site and the installation of some external seating areas adjacent to the sports pitches and Multi Use Games Area (MUGA.) Condition 27 has been included in the list of conditions to be amended as that refers to the originally approved landscape masterplan, which is proposed to be amended as part of this application to reflect the above changes.

2.0 SITE & SURROUNDINGS

- 2.1 The application relates to the former Littlemoss Boys School on the northern edge of Droylsden. The site is located in the Green Belt. The site is bound to the north by agricultural land and farm buildings, to the east by an area of open land (which separates the site from dwellings fronting Lumb Lane) and to the south by residential development on Woodleigh Drive, Brookland Drive, Cryer Street, Wayne Close and Lumb Lane. The former Hollinwood branch of the Manchester and Ashton Canal (now derelict and partially in-filled) runs parallel with the western boundary of the site.
- 2.2 The pre-commencement conditions of the original planning permission have been discharged and work has commenced. The conditions that are yet to be discharged at the time of writing this report do not preclude the commencement of development and as such the application is not retrospective.

3.0 RELEVANT PLANNING HISTORY

- 3.1 19/00583/MATCH - Amendment to location of substation within the site and amendment to colour of spandrel panels to elevations of school building (non-material amendment) – approved 14.08.2019.
- 3.2 18/00188/FUL - Construction of a new Secondary Free School (for ages 11-18) with associated sports facilities, external landscaping, car parking and access facilities – approved 08.11.2018.
- 3.3 18/00024/P4N - Prior Approval for use of the site as a temporary state funded school – approved 28.02.2018.

- 3.4 17/00927/ENV - Request for Screening Opinion. A New Secondary School (D1 Use) and Temporary School Buildings with Associated Access, Parking and Circulation Areas, Formation of Outdoor Sports Facilities, External Play Space, Landscaping, Boundary Treatment and Associated Works – EIA not required – decision letter dated 22.11.2017.

4.0 RELEVANT PLANNING POLICIES

- 4.1 National Planning Policy Framework (NPPF)

- 4.2 Planning Practice Guidance (PPG)

4.3 Tameside Unitary Development Plan (UDP) Allocation

Within the Green Belt

4.4 Part 1 Policies

Policy 1.3: Creating a Cleaner and Greener Environment.

Policy 1.5: Following the Principles of Sustainable Development

Policy 1.6: Securing Urban Regeneration

Policy 1.10: Protecting and Enhancing the Natural Environment.

Policy 1.11: Conserving Built Heritage and Retaining Local Identity.

Policy 1.12: Ensuring an Accessible, Safe and Healthy Environment.

4.5 Part 2 Policies

C1: Townscape and Urban Form

C6: Setting of Listed Buildings

MW11: Contaminated Land

MW12: Control of Pollution

MW14 Air Quality

N2: Locally Designated Nature Conservation Sites

N3: Nature Conservation Factors

N4 Trees and Woodland

N5: Trees Within Development Sites

N6: Protection and Enhancement of Waterside Areas

N7: Protected Species

OL1: Protection of the Green Belt.

OL3: Major Developed Sites in the Green Belt

OL10: Landscape Quality and Character

T1: Highway Improvement and Traffic Management.

T10: Parking

T11: Travel Plans.

T14 Transport Assessments

U3: Water Services for Developments

U4: Flood Prevention.

U5: Energy Efficiency

4.6 Other Policies

Greater Manchester Spatial Framework - Publication Draft October 2018;

The Greater Manchester Combined Authority (GMCA) has consulted on the draft Greater Manchester Spatial Framework Draft 2019 ("GMSF") which shows possible land use allocations and decision making policies across the region up to 2038. The document is a material consideration but the weight afforded to it is limited by the fact it is at an early stage in its preparation which is subject to unresolved objections

Residential Design Supplementary Planning Document; and,
Trees and Landscaping on Development Sites SPD adopted in March 2007.

4.7 National Planning Policy Framework (NPPF)

Section 2: Achieving sustainable development
Section 8 Promoting healthy and safe communities
Section 11: Making efficient use of land
Section 12: Achieving well designed places
Section 15: Conserving and enhancing the Natural Environment

4.8 Planning Practice Guidance (PPG)

4.9 This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

5.0 PUBLICITY CARRIED OUT

5.1 Neighbour notification letters were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement. This is in addition to a site notice and press notice.

6.0 RESPONSES FROM CONSULTEES

- 6.1 Borough Tree Officer – no objections to the revision to the wording of the landscaping implementation condition.
- 6.2 Lead Local Flood Authority - raise no objections to the proposals following the submission of an Exceedance Flow Path plan, which indicates that the proposed revision to the land levels on the site would not increase the risk of flooding to neighbouring properties (accounting for a 1 in 100 year flood event).
- 6.3 Sport England – no objections to the proposed revisions to the land levels across the sports pitches.

7.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

7.1 1 letter of objection has been received to the proposals, raising the following concerns:

- Concerns in relation to surface water drainage on the site. Land levels drop between the application site and drainage off the land down to the gardens of the properties on Woodleigh Drive has increased since the erection of the temporary buildings on the site. The impact of surface water drainage on neighbouring properties needs to be fully mitigated.
- Noise levels associated with the external social area that will form part of the 6th form element of the school will result in a detrimental impact on the residential amenity of neighbouring properties.
- Concerns regarding the location of the bin store (adjacent to the exit from the site on Cryer Street) and the impact that this will have on the amenity of neighbouring residents in terms of smell and attracting rodents.

8.0 ANALYSIS

- 8.1 National Planning Practice Guidance promotes flexible options for planning permissions. Section 73 of the Town and Country Planning Act 1990 allows for applicants to apply to the Local Planning Authority to amend or vary conditions placed on a planning consent. Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended. The only restriction under section 73 is that planning permission cannot be granted to extend the time limit within which a development must be started.
- 8.2 NPPG advises that; 'In deciding an application under section 73, the local planning authority must only consider the disputed condition's that are the subject of the application – it is not a complete re-consideration of the application'. The original planning permission will continue to exist.
- 8.3 The principle of development was established through the granting of planning permission for the erection of a new school building, sports pitch provision, associated access, parking and landscaping on the land under application ref. 18/00188/FUL. The plans submitted with this variation of condition application do not propose to alter the size or location of the main buildings, the parking associated with the development or the means of access as approved under the original planning permission.
- 8.4 The proposal does however involve the changing of ground levels that would constitute an engineering operation and also includes the relocation of the weld mesh fencing in the south western corner of the site, which would be set in from the common boundary with the properties at the western end of Woodleigh Drive. The principle of these elements of the scheme on a site located within the Green Belt will therefore need to be considered.
- 8.5 The current permission is subject to a Section 106 Agreement which secures financial contributions towards off site highways enhancement schemes. The issue of contributions is therefore not to be revisited in this application. The Section 106 Agreement includes a clause that allows variation of condition applications such as this to be approved without requiring any variation to the original Agreement.
- 8.6 The issues to be assessed in the determination of this planning application are the principle of development within the Green Belt and whether the revisions to the land levels across the sports pitches, the landscaping scheme and the boundary treatments associated with the development on:
- The openness of the Green Belt
 - The residential amenity of neighbouring property

9.0 PRINCIPLE OF DEVELOPMENT

- 9.1 Section 38 of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Consideration will also be necessary to determine the appropriate weight to be afforded to the development plan following the publication of the National Planning Policy Framework. Paragraphs 212 -214 of the NPPF set out how its policies should be implemented and the weight which should be attributed to the UDP policies. Paragraph 213 confirms that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. At the heart of the NPPF is the presumption in favour of sustainable development.
- 9.2 The site is located within the designated Green Belt. The NPPF, at paragraph 134, sets out the five purposes of Green Belt. These are:

- a. To check the unrestricted sprawl of large built-up areas;
- b. To prevent neighbouring towns merging into one another;
- c. To assist in safeguarding the countryside from encroachment;
- d. To preserve the setting and special character of historic towns; and
- e. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 9.3 Paragraph 142 of the NPPF states that inappropriate development in the Green Belt is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 9.4 Paragraph 144 of the NPPF states that 'when considering any planning application, Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other circumstances'.
- 9.5 Paragraphs 145 and 146 state the exceptions to inappropriate development in the Green Belt. One of these exceptions, paragraph 146 b) covers engineering operations. The re-profiling of land would fall under this category. However paragraph 146 requires that development in these circumstances must not have a greater impact on the openness of the Green Belt than the existing development in order to be appropriate development.
- 9.6 Policy OL1 of the UDP states that the Green Belt will be protected from inappropriate development and approval will not be given for the construction of new buildings except in specific purposes. The wording of this policy is slightly at variance with updated guidance of the NPPF, however, the fundamental requirement to keep Green Belts open and only to allow built development for specific purposes or where very special circumstances can be demonstrated remains.
- 9.7 The key areas of consideration in assessing the principle of this development are; whether or not the development is appropriate or inappropriate development in the Green Belt and whether it is necessary to demonstrate very special circumstances to outweigh the harm to the Green Belt.
- 9.8 The site is allocated as a major developed site in the Green Belt under the provisions of policy OL3 of the UDP. The buildings that previously occupied the site have been demolished. However, the site has subsequently been developed for and is currently operating as a temporary school (approved under application ref. 18/00024/P4N).
- 9.9 Assessing the openness of the Green Belt is not a simple matter of comparing the existing measured volumes of the existing and proposed buildings on site as many factors are relevant and the visual impact of development on the Green Belt has been held (in *Turner vs SSCLG [2016]*) to be an implicit part of the concept of openness. The question is whether the proposed development would have a greater impact on openness than the existing temporary structures and areas of hardstanding.
- 9.10 The proposed alterations to the approved ground levels across the site relate predominantly to the levelling of the sports pitches in the northern part of the site, addressing the fact that there is currently a fall in levels of 4.09 metres from east to west across the width of the sports pitches. The section plans provided in support of the application indicate that the change in levels would be gradual across the majority of the site, with an increase of less than 0.3 metres across the location of the sports pitches themselves.
- 9.11 The proposed level change would be more significant in the area to the north west of the access road into the development, immediately to the east of the sports pitches. In this part of the site, a grassed embankment would be created from the top soil removed to level the sports pitches. The height of this embankment would peak at approximately 2 meters

above the previously approved land levels and would extend for approximately 35 metres along the edge of the access road. Seating areas would be installed in this area and a long, thin section of land along the southern edge of the sports pitches.

- 9.12 An embankment would also be created between the Multi Use Games Area (MUGA) and the school building measuring just below 2 metres above previously approved levels at the peak. Land levels would drop approximately 1.5 metres from the long jump/all-weather runway, down towards the western boundary of the site.
- 9.13 The proposed amendment to the position of the 2.4 metre high weld mesh fence in the south western corner would result in the fencing being stepped of the common boundary with the neighbouring properties on Woodleigh Drive, with a gated access being provided to allow for maintenance of the grassed strip that would be located in the intervening distance.
- 9.14 Cumulatively, the proposals are considered to represent inappropriate development in the Green Belt due to their impact on openness. In accordance with paragraphs 142 and 144 of the NPPF, very special circumstances must be demonstrated that clearly outweigh this harm for the application to be approved.

OTHER HARM

10.0 GREEN BELT PURPOSES/CHARACTER

- 10.1 The re-profiling of the land adjacent to the entrance to the development would be the most publically visible element of the scheme, with views afforded of this part of the site from the Public Right of Way which runs parallel with the northern boundary of the site (albeit that the existing planting and approved boundary treatment would obscure the views to a degree.) Whilst the 2 metre increase in the height of the land level would be perceptible, it would be located at the edge of the expansive green, relatively flat part of the site where the sports pitches are located and as such would not result in an additional impact on the openness of the Green Belt.
- 10.2 The embankment area to be created between the western elevation of the school building and the MUGA would be screened from public views to the north of the site by the school building and would only be visible in long range views from the properties beyond the southern boundary of the site, from where the relatively minor change in levels would not result in a prominent change. Given that the re-profiling of parts of the land would form part of the overall proposal for the redevelopment of the land, for which there is an extant planning permission, it is considered that this element of the scheme would result in a detrimental impact on the openness of the Green Belt.
- 10.3 The re-sited boundary fence in the south western corner of the site would be located within close proximity of the existing site boundary with the properties on Woodleigh Drive. This fencing would also be installed on the remainder of the southern boundary and along the northern boundary of the site. Within this context, it is considered that the proposed amendment to the line of the fence would result in harm to the openness of the Green Belt.
- 10.4 Taken cumulatively, the proposed amendments to the originally approved scheme would not result in further encroachment into the countryside than the extant development. The proposals would therefore not conflict with this purpose or the other purposes of including land within the Green Belt listed in paragraph 9.2 of this report.

11.0 RESIDENTIAL AMENITY

- 11.1 The proposed amendments to the alignment of the boundary treatment in the south western corner of the site would not result in an adverse impact on the residential amenity of the properties on Woodleigh Drive. The fence would remain the same type and height as

the extant scheme and would actually reduce any potential impact on the integrity of the treatments that demarcate the existing boundary. A gate would be installed within the re-aligned fence to allow access to the intervening strip of land for maintenance purposes.

- 11.2 The seating area to the south of the sports pitches would be immediately north of the school building and would therefore be screened from view from any of the properties to the south of the site, with a substantial separation distance retained to the properties to the east of the site that front on to Lumb Lane. A substantial separation distance would be retained between the proposed raised seating area to be located east of the MUGA and the properties to the south of the site and the location of the seating would be screened by the proposed building from properties to the east. On that basis, it is considered that the proposed seating areas would not result in an adverse impact on the residential amenity of any of the neighbouring properties through unreasonable overlooking or noise/disturbance.
- 11.3 The proposed alteration to the land levels across the site, including the embankments in the north eastern corner of the site and adjacent to the MUGA are considered not to result in a degree of change from the extant position that would have an adverse impact on the residential amenity of any of the neighbouring properties.

12.0 OTHER MATTERS

- 12.1 In relation to the bin storage and noise issues raised by the objection received to the application, the location of the bin store remains unaffected by the amendments proposed in this application. The storage area would be located to the west of the access road and would be set in from the southern boundary of the site. Condition 8 of the original planning permission required the submission and approval of details of the means of enclosure of this area. Details of a timber screen to be installed around the area have been submitted as part of discharge of condition ref. 19/00077/PLCOND. The location of the bin store was shown on the originally submitted plans and no objections were raised from Environmental Health in relation to that element of the scheme.
- 12.2 In relation to flood risk/drainage concerns raised by the objection, the proposed amendments do not result in any changes to the land levels in the southern part of the site. Condition 10 of the original planning permission required the submission and approval of a surface water drainage strategy to serve the development and this has been discharged, in consultation with Tameside Engineers and United Utilities. Details of the drainage of the sports pitches, to account for the proposed change in levels have been submitted with this application. The Lead Local Flood Authority (LLFA) has confirmed that it has no objection to the re-distributing of flows within the development so long as the overall level of surface water run-off does not increase.
- 12.3 Following the submission of an Exceedance Flow Path plan, which indicates that the proposed revision to the land levels on the site would not increase the risk of flooding to neighbouring properties (accounting for a 1 in 100 year flood event) and on that basis, the LLFA have no objections to the proposals.
- 12.4 Whilst this application includes condition 27 (cycle storage) as one of the conditions to be varied, the amendment to that condition relates only to the landscape masterplan that is referenced to identify the location of the storage facility. The revised condition would simply update this reference, with no change to the location, type or quantum (144 in total) of secure spaces to be provided as part of the development.
- 12.5 A number of the conditions attached to the original planning permission have been discharged. As a result, a number of conditions on the recommendation require compliance with the details that have been approved since the issuing of the original planning permission.

13.0 VERY SPECIAL CIRCUMSTANCES

- 13.1 The parts of the site where the re-profiling of the land would take place would be viewed within the context of the development as a whole, with the school building forming the backdrop to public views of the sports pitches from public views to the north of the site. Within this context, it is considered that the implementation of the unaffected elements of the extant planning permission would have a far greater impact on the openness of the Green Belt than the proposed re-profiling works. On that basis, the fall-back position provided by the extant permission is considered to be a very special circumstance that would clearly outweigh the harm arising from this element of the scheme.
- 13.2 The fencing to be re-aligned in the south western corner of the site would be of the same welded mesh design and height (2.4 metres) as the fence approved under the original planning permission, with the only difference being that it would be moved away from the common boundary. Again therefore, the fall-back position provided by the extant permission is considered to be a very special circumstance that would clearly outweigh the harm arising to the openness of the Green Belt from this element of the scheme.
- 13.3 Given the above assessment, it is considered that the fall-back position of the extant planning permission provides a very special circumstance that would clearly outweigh the harm to the Green Belt by virtue of constituting inappropriate development and any other harm, which is considered to be very limited following the assessment in earlier sections of this report.

14.0 CONCLUSION

- 14.1 When taken cumulatively, the proposed engineering operations associated with the re-profiling of the land levels across parts of the site and the erection of fencing constitute inappropriate development in the Green Belt. For planning permission to be granted therefore, the harm arising from the inappropriate nature of the development and any other harm identified must be clearly outweighed by very special circumstances.
- 14.2 Following the assessment in the main body of this report, it is considered that the other harm arising from the proposals would be very limited in nature. The fall-back position of the extant planning permission is considered to represent a very special circumstance which clearly outweighs the harm identified.
- 14.3 There are no objections to the proposals from any of the statutory consultees and the scheme is considered to accord with the relevant national and local planning policies quoted above.

RECOMMENDATION

Grant planning permission, subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with the following approved plans/details:

1:1250 Site location plan (ref. P5013_01100 Rev. C)

Proposed sections plan (ref. P5013_1400 Rev. E)

Proposed site sections plan (ref. RYE-DHL-Z0-Z0-DR-L-2002 Rev. C01)

Proposed Plans - GA- Ground Floor (ref. P5013_1200 Rev. J)

Proposed Plans - GA- First Floor (ref. P5013_1201 Rev. H)
 Proposed Plans - GA- Second Floor (ref. P5013_1202 Rev. H)
 Proposed Plans - GA- Roof Plan (ref. P5013_1203 Rev. F)
 Proposed Plans - GA- Elevations (ref. P5013_1350 Rev. F)
 Proposed Landscape Masterplan (ref. RYE-DHL-Z0-Z0-DR-L-2001 Rev. C07)
 Proposed Planting Plan (ref. RYE-DHL-Z0-Z0-DR-L-2004 Rev. C03)
 Proposed boundary treatments and fencing general arrangement plan (ref. RYC-DHL-Z0-Z0-DR-L-2006 Rev. C07)
 Proposed External Sports Provision Plan (ref. RYC-DHL-Z0-Z0-DR-L-2011 Rev. P03).
 Proposed Levels setting out (north area) plan (ref. RYC-DHL-Z0-Z0-DR-L-2013 Rev. C05)
 Proposed Levels setting out (south area) plan (ref. RYC-DHL-Z0-Z0-DR-L-2003 Rev. C05)
 Impact on Trees Plan (ref. RYC-DHL-Z0-Z0-DR-L-2005 Rev. C02)
 Air Quality Assessment Dated March 2018 produced by Ramboll
 Lighting Impact Assessment Dated 04 June 2018 (Rev. P02) produced by Ramboll
 Detailed Lighting Layout Plan (drawing no. D34542/AE/E)
 Noise Impact Assessment Dated 2 March 2018 produced by Ramboll
 Ecological Survey and Assessment Dated October 2017 produced by ERAP
 Great Crested Newt Assessment; Technical Report dated 10 August 2017 produced by TEP (ref. 2017-284)
 GCN Assessment Technical Report dated May 2018
 GCN Reasonable Avoidance Measures dated June 2018
 Amphibian Assessment letter dated 08 January 2018
 Stage 1 Road Safety Audit produced by Six:TEN Highways and Traffic Ltd
 Travel Plan produced by Via Solutions Dated March and 2018 Response to the Stage 1 Road Safety Audit by Via Solutions dated 19 July 2018
 Proposed speed and parking controls plan (Drawing no. 18069101a)
 Proposed below ground drainage plan
 Proposed below ground drainage (Sheet 1 of 5) (Drawing no. FS0601-RAM-XX-XX-DR-C-00100 Rev. C05)
 Proposed below ground drainage (Sheet 2 of 5) (Drawing no. FS0601-RAM-XX-XX-DR-C-00101 Rev. C05)
 Proposed below ground drainage (Sheet 3 of 5) (Drawing no. FS0601-RAM-XX-XX-DR-C-00102 Rev. C06)
 Proposed below ground drainage (Sheet 4 of 5) (Drawing no. FS0601-RAM-XX-XX-DR-C-00103 Rev. C05)
 Proposed below ground drainage (Sheet 5 of 5) (Drawing no. FS0601-RAM-XX-XX-DR-C-00104 Rev. C04)
 Drainage Design (Dwg ref. PSD0652.18-1 Rev. 3)
 Post-Development Exceedance flows (Dwg ref. FS0601-RAM-XX-XX-DR-D-00001 Rev. C01)
 External Street Furniture – General Arrangement (Dwg ref. RYC-DHL-Z0-Z0-DR-L-2008 Rev. C01)

3. The development shall be carried out in accordance with the following documents:

- Phase 1 desk study report (dated Jan 2018) and a Phase 2 Geo-Environmental Assessment report (dated Jan. 2018) by EPS Ltd for the proposed Laurus Rycroft Free School, (Formerly Little Moss High School), Cryer Lane, Droylsden)
- Ramboll – Scope of Additional Ground Investigation for Ground Contamination Assessment – Project Name: Laurus Rycroft (No. 1620004287) – Memo No. Env1 Version 2 (dated 16 October 2018)
- CC Geotechnical Limited – Phase II Geo-Environmental Report for the site at Rycroft School, Droylsden – prepared for BAM Construction (NW) Ltd – Ref: CCG-C-19-10731 Rev. 1)

4. The development shall be carried out in accordance with the following construction materials:

External elevations:

- Light brick: Wienerberger Leo (grey colour)
- Dark brick: Michelmersh Blockleys (black smooth colour)
- Sports Hall cladding: Kingspan KS1000 FL (Merlin grey colour – RAL 180 40 05 BS 18B25)
- Windows and doors: PPC Graphite grey (RAL 7024) colour (window schedule plan ref. P5013_05200 Rev. E also submitted)
- Feature cladding: Marley Eternit Equitone Natura (Jadeite Green N594)

Boundary treatments and fencing (as per locations shown on plan ref. RYC-DHL-Z0-Z0-DR-L-2006):

- Weld mesh fencing (2.4 metres in height (mesh size 200 x 500mm and 100 x 500mm for beam sections)
- Weld mesh fencing (1.8 metres in height (mesh size 200 x 500mm and 100 x 500mm for beam sections)
- Sports court fence to MUGA (3m high IAE Duex rebound fence panel, panel width 2520mm, double wire horizontal/single wire vertical, mesh size 200 x 50mm with rebound mesh to 1.2 m section above ground level (polyester powder coated
- Internal secure line fence around habitat area, IAE Vmex V3 system, 1.2 m high weld mesh fence
- 1.8 m high close boarded timber fence to screen sixth form space and refuse storage.
- 2.4 m high feather board timber fence to provide acoustic screening to houses. Feather board 150 x 22mm with minimum 25mm overlap with panel capping.

External hard surfacing (as indicated on plan ref. RYC-DHL-Z0-Z0-DR-L-2007 Rev. C02):

- Textured slab paving
- Macadam footway – in accordance with details shown on plan ref. FS0601...-00701 Rev. C02 submitted with the discharge of conditions application
- Macadam carriageway
- Porous tarmac to MUGA sports court
- In situ concrete slab

External furniture (as detailed on plan ref. RYC-DHL-Z0-Z0-DR-L-2008 Rev. C01):

- In situ concrete bench walling
- Timber slat seat with arms, metal frame
- Timber slat bench, metal frame
- Timber seating tables
- Steel seating tables
- Cycle shelters with stands

The development shall be retained as such thereafter.

5. The car parking spaces to serve the development hereby approved shall be laid out as shown on the approved Proposed Landscape Masterplan (ref. RYE-DHL-Z0-Z0-DR-L-2001 Rev. C07) prior to the opening of the hereby approved school for its first full academic year and shall be retained free from obstruction for their intended use thereafter. On first occupation of the development hereby approved, equivalent temporary car parking provision to that which serves the existing temporary school on site (22 spaces) shall be made available until such time as the approved permanent car park is completed.

6. The boundary treatments to be installed as part of the development hereby approved shall be installed in the locations indicated and to the specification shown on approved plan ref. RYC-DHL-Z0-Z0-DR-L-2006 Rev. C07, (with the exception of further details to be approved for acoustic fencing to be installed along the common boundary with no. 172-186 Lumb Lane, as required by condition 11 of this planning permission), prior to the first occupation of any part of the development hereby approved.
7. The construction phase of the development hereby approved shall be carried out in accordance with the measures detailed in the Construction Environment Management Plan document entitled Discharge of Planning Conditions – Condition 7 (approved under discharge of condition application reference 18/00098/PLCOND.) The measures detailed in the document shall be implemented on commencement of the construction works and shall remain in force as such for the full construction phase of the development.
8. Prior to the first occupation of the development hereby approved, details (including scaled plans and details of the construction material and finish) of the means of enclosure of the bin storage area to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The bin storage arrangements shall be laid out in the location indicated on the approved plans and in accordance with the approved means of enclosure, prior to the first occupation of the development hereby approved and shall be retained as such thereafter.
9. The approved scheme of landscaping shall be implemented before the opening of the school for its first full academic year, or in accordance with a programme agreed previously in writing by the Local Planning Authority. Any newly planted trees or plants forming part of the approved scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species.
10. The surface water drainage strategy to serve the development shall be carried out in accordance with the following details
 - Proposed below ground drainage (Sheet 1 of 5) (Drawing no. FS0601-RAM-XX-XX-DR-C-00100 Rev. C05);
 - Proposed below ground drainage (Sheet 2 of 5) (Drawing no. FS0601-RAM-XX-XX-DR-C-00101 Rev. C05);
 - Proposed below ground drainage (Sheet 3 of 5) (Drawing no. FS0601-RAM-XX-XX-DR-C-00102 Rev. C06);
 - Proposed below ground drainage (Sheet 4 of 5) (Drawing no. FS0601-RAM-XX-XX-DR-C-00103 Rev. C05);
 - Proposed below ground drainage (Sheet 5 of 5) (Drawing no. FS0601-RAM-XX-XX-DR-C-00104 Rev. C04);

And the following (approved under discharge of conditions application ref. 18/00098/PLCOND):

- Proposed drainage Manhole Schedules (Sheet 1 of 2) (Drawing no. FS0601-RAM-XX-XX-DR-D-00200 Rev. C01);
- Proposed drainage Manhole Schedules (Sheet 2 of 2) (Drawing no. FS0601-RAM-XX-XX-DR-D-00201 Rev. C02);
- Proposed drainage details – Sheet 1 - (Drawing no. FS0601-RAM-XX-XX-DR-D-00400 Rev. C01);
- Proposed drainage details – sheet 2 (Drawing no. FS0601-RAM-XX-XX-DR-D-00401 Rev. C02);
- Proposed drainage details – sheet 3 (Drawing no. FS0601-RAM-XX-XX-DR-D-00402 Rev. C02);

- Letter from Laurus Trust dated 17 January 2019 relating to the management of the surface and foul water drainage systems to serve the development.
11. The acoustic fencing to be installed along the common boundary with no.s 172-186 Lumb Lane (north eastern corner of the site, to the south of the proposed access road) as indicated on Drawing no. RYC-DHL-Z0-Z0-DR-L-2006 Rev. P06 (indicating the location in which the acoustic fencing is to be installed and gives details of the specification of the 2.4 metre high fencing) and Drawing no. RYC-DHL-Z0-XX-SP-L-1040 (indicating the specification of the fencing to be installed) (both approved under discharge of condition application reference 18/00098/PLCOND) shall be installed in accordance with the approved details prior to the first occupation of any part of the development.
 12. The construction phase of the development shall be carried out in accordance with the mitigation measures detailed in the following documents:
 - Project Management Plan produced by bam, dated 26 November 2018
 - SSSI Protection Plan produced The Environment Partnership, dated 28 November 2018.
 13. Prior to the first operation of the development hereby approved, a Green Travel and Transport Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include specific measures to be implemented to encourage trips to and from the site via alternative modes of transport to the private car and specific measures to be implemented to ensure that vehicles adhere to the one-way access and egress arrangements associated with the development. The development shall be carried out in accordance with the measures detailed in the approved Green Travel and Transport Management Plan and the measures detailed in the Travel Plan submitted with the planning application.
 14. The development shall be carried out in accordance with the security measures detailed in the secured by design application, received by Greater Manchester Police (GMP), dated 15 March 2019 and the email dated 28 August 2019 from Peter Campbell with attachments confirming that all of the measures included in the application checklist are to be implemented. Within six months of occupation of any part of the development hereby approved, confirmation that Secured by Design status has been achieved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be retained as such thereafter.
 15. The proposal shall be carried out in accordance with the mitigation measures detailed in the Air Quality Assessment submitted with the planning application and shall be retained as such thereafter.
 16. No tree felling or vegetation removal shall take place during the optimum period for bird nesting (March to July inclusive) unless otherwise agreed in writing with the Local Planning Authority.
 17. Prior to the occupation of any part of the development hereby approved, visibility splays shall be provided on both sides of each of the site access points where they meet the footway. The visibility splays shall measure 2.4 metres along the edge of the site access and 2.4 metres along the footway. It must be clear of anything higher than 600mm above ground level. The visibility splays shall be retained as such thereafter.
 18. Prior to the occupation of any part of the development hereby approved, details of Biodiversity enhancement measures to be installed as part of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a specification of the installations and scaled plans showing their location within the development. The approved enhancement measures shall be installed in

accordance with the approved details, prior to the first operation of the development and shall be retained as such thereafter.

19. The Habitat Area forming part of the development hereby approved shall be installed in accordance with the details shown on the following documents prior to the first occupation of the development :

- Document entitled Ecological Input into Design and Management of Habitat Area produced by TEP
- Boundary treatments and fencing general arrangement plan (drawing no. RYC-Z0-DR-L-2006 Rev. C05)

(both approved under discharge of condition application reference 18/00098/PLCOND.)

The development shall be retained as such thereafter.

20. During demolition/construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of between 07:30 and 18:00 Mondays to Fridays and between 08:00 to 13:00 Saturdays, unless alternative times are first approved in writing by the Local Planning Authority. No work shall take place on Sundays or Bank and Public Holidays.

21. The Multi-Use Games Area to be installed as part of the development hereby approved shall not be open to members of the public outside of the hours of between 09:00 and 20:00 Monday to Friday and between 09:00 and 18:00 on Saturdays and Sundays and Bank/Public Holidays. No part of the site shall be open to members of public outside of the hours of between 07:00 and 22:00 Monday to Friday and between 09:00 and 18:00 on Saturday and Sunday.

22. Prior to the first occupation of the development hereby approved, details of the specification of the air source heat pumps, a scaled plan showing the location of the installations within the site and a noise assessment demonstrating that existing background levels at the site boundaries shall not be exceeded, shall be submitted to and approved in writing by the Local Planning Authority. The air source heat pumps shall be installed in accordance with the approved details, prior to the first occupation of the development and shall be retained as such thereafter.

23. The construction phase of the development shall be carried out in accordance with the mitigation measures detailed in the Method Statement approved under discharge of conditions application ref. 18/00098/PLCOND relating to the protection of the Public Right of Way running parallel with then northern and western boundaries of the site. The approved measures shall be implemented on the commencement of development and shall be retained in force as such for the full duration of the construction phase of the development.

24. The Multi Use Games Area that forms part of the development shall be carried out in accordance with the details on the following plans (approved under discharge of conditions application ref. 18/00098/PLCOND):

- Proposed hardstanding layout (Drg. No. FS0601-RAM-XX-XX-DR=C-00701 Rev. C02)
- Proposed hardstanding details (Drg. No. FS0601-RAM-XX-XX-DR=C-00710 Rev. C03)
- External Sports Provision (Drg. No. RYC-DHL-Z0-Z0-DR-L-2011 Rev. C02)

The development shall be retained as such thereafter.

25. Prior to the first use of the natural turf pitches to be included as part of the development hereby approved, a scheme detailing the construction of the pitches and on-going management measures shall be submitted to and approved by the Local Planning Authority. The Scheme shall comprise a written specification of each pitch with plans illustrating the drainage scheme, dimensions of each pitch, maintenance regime and the implementation timetable. The pitches shall be implemented in accordance with the scheme, prior to the first use of any of the pitches and shall be retained as such thereafter.
26. The surface water drainage strategy to serve the development shall be carried out in accordance with the following details (approved under discharge of condition application reference 18/00098/PLCOND):
- Infiltration Testing Summary Report produced by EPS Ref. UK18/3044B (Issue 1)
 - Proposed below ground drainage (Sheet 1 of 5) (Drawing no. FS0601-RAM-XX-XX-DR-C-00100 Rev. C01)
 - Proposed below ground drainage (Sheet 2 of 5) (Drawing no. FS0601-RAM-XX-XX-DR-C-00101 Rev. C02)
 - Proposed below ground drainage (Sheet 3 of 5) (Drawing no. FS0601-RAM-XX-XX-DR-C-00102 Rev. C01)
 - Proposed below ground drainage (Sheet 4 of 5) (Drawing no. FS0601-RAM-XX-XX-DR-C-00103 Rev. C01)
 - Proposed below ground drainage (Sheet 5 of 5) (Drawing no. FS0601-RAM-XX-XX-DR-C-00104 Rev. C02)
 - Proposed drainage Manhole Schedules (Sheet 1 of 2) (Drawing no. FS0601-RAM-XX-XX-DR-D-00200 Rev. C01)
 - Proposed drainage Manhole Schedules (Sheet 2 of 2) (Drawing no. FS0601-RAM-XX-XX-DR-D-00201 Rev. C02)
 - Proposed drainage details – Sheet 1 - (Drawing no. FS0601-RAM-XX-XX-DR-D-00400 Rev. C01)
 - Proposed drainage details – sheet 2 (Drawing no. FS0601-RAM-XX-XX-DR-D-00401 Rev. C02)
 - Proposed drainage details – sheet 3 (Drawing no. FS0601-RAM-XX-XX-DR-D-00402 Rev. C02)
 - Letter from Laurus Trust dated 17 January 2019 relating to the management of the surface and foul water drainage systems to serve the development.
27. The secured cycle storage to be provided as part of the development hereby approved shall be laid out in accordance with the details shown on the approved Proposed Landscape Masterplan (ref. RYE-DHL-Z0-Z0-DR-L-2001 Rev. P06) prior to the opening of the hereby approved school for its first full academic year, and shall be retained as such thereafter. On first occupation of the development hereby approved, existing temporary cycle storage provision on site (36 spaces) shall continue to be made available until such time as the approved final cycle storage provision is completed.
28. Prior to the installation of any plant equipment to as part of the development hereby approved, details of the equipment to be installed shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the following:
- scaled plans indicating the location of the equipment to be installed;
 - scaled elevation plans of the means of enclosure (fully screening the installations from public view);
 - a manufacturers specification to the equipment; and
 - a noise assessment demonstrating that the noise level when the equipment is operational does not exceed existing background noise levels by more than 5dB

The plant equipment and means of enclosure shall be installed in accordance with the approved details, prior to the first occupation of the development and shall be retained as such thereafter.

29. The access arrangements to serve the development hereby approved shall be carried out in accordance with the details shown on the following plans (approved under discharge of condition application reference 18/00098/PLCOND):

- Proposed school kerbing layout (Drawing no. FS0601-RAM-XX-XX-DR-C-01100 Rev. C02)
- Proposed kerb details (Drawing no. FS0601-RAM-XX-XX-DR-C-01101 Rev. C02)
- Proposed kerbs and edging (Dwg. No. RYC-DHL-Z0-Z0-DR-L-2009 Rev. P03)
- Proposed kerbs and edging (Dwg. No. RYC-DHL-Z0-Z0-DR-L-2009 Rev. P03)
- Levels setting out (north area) (Dwg. No. RYC-DHL-Z0-Z0-DR-L-2013 Rev. P03)
- Levels setting out (north area) (Dwg. No. RYC-DHL-Z0-Z0-DR-L-2003 Rev. P06)
- Proposed access (in only) general arrangement plan (Drawing no. 1806901B)
- Proposed access (in only) white lining plan (Drawing no. 1806904B)
- Proposed access (in only) long and cross sections (Drawing no. (Drawing no. 1806901B)

The development shall be retained as such thereafter.

30. The development shall be carried out in accordance with the mitigation measures relating to badger activity detailed the survey produced The Environment Partnership, included in the letter dated 23 November 2018 (approved under discharge of condition application reference 18/00098/PLCOND).

31. Notwithstanding the details shown on the approved plans, prior to the first operation of the development hereby approved, details of the external lighting to be installed as part of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the following:

- a) identification of those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) scaled plans showing where external lighting is to be installed (including lighting contour plans and technical specifications) demonstrating that areas to be lit will not disturb or prevent the protected species using their territory or having access to their breeding sites and resting places.
- c) scaled plans showing the height and design of the columns on which the lighting is to be erected.

The external lighting shall be installed in accordance with the approved details, prior to the first operation of the development and shall be retained as such thereafter.

32. The development shall be carried out in accordance with the energy efficiency measures detailed in section 3 of the Energy Environmental Standards statement produced by Ramboll dated March 2018 submitted with the planning application and shall be retained as such thereafter.

33. The protection measures to be placed around the trees to be retained as part of the development hereby approved shall be installed in accordance with the details contained within the Tree Protection Measures Method Statement approved under discharge of conditions application reference 18/00098/PLCOND, prior to the commencement of any works and shall be retain in force as such for the full duration of the construction phase of the development.