

Mr A Smith
Fairhursts Design Group
Bank Chambers
Faulkner Street
Manchester
M1 4EH

Job No.	
- 9 MAY 2011	
<i>JLF</i>	To act
<i>AJS</i>	To see
	To see
Ackn.	<i>[Signature]</i>
Fairhursts Architects	



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

**STOCKPORT METROPOLITAN BOROUGH COUNCIL
DECISION NOTICE**

**Town and Country Planning Act 1990
Minor Material Amendment**

APPLICATION NUMBER DC046663

Applicant Details:	Agent Details:
SMBC Town Hall Stockport	Mr A Smith Fairhursts Design Group Bank Chambers Faulkner Street Manchester M1 4EH
Location	Description of Development
Land at rear of Harcourt Street/Mill Lane, Reddish, Stockport	Minor Material Amendment at Reddish North Primary School to permissions DC045578/DC024357.

PARTICULARS OF DECISION

The Stockport Metropolitan Borough Council hereby give notice in pursuance of Section 73 of the Town and Country Planning Act 1990 that hereby **APPROVES A MINOR MATERIAL AMENDMENT** of **DC045578/DC024357**.

The development must be carried out in accordance with the application and plans submitted, and subject to the following terms and conditions:

1. Condition

The proposed rooflights shall be the Xrtalight X-two roof lights specified on the approved drawings unless otherwise agreed in writing with the Local planning Authority. The development shall not be occupied until it has been completed in accordance with the approved schedule and materials.

Reason

In the interests of visual amenity and to ensure compliance with Policies DCD1, "DESIGN AND CHARACTER", and DCD1.1, "Design Principles", of

the Stockport Unitary Development Plan Review.

2. Condition

The proposed retaining wall shall be constructed from the Permacrib Gravity retaining Wall specifics on the approved plans and drawings unless otherwise agreed in writing with the Local Planning Authority. The development shall not be occupied until it has been completed in accordance with the approved schedule and materials.

Reason

In the interests of visual amenity and to ensure compliance with Policies DCD1, "DESIGN AND CHARACTER", and DCD1.1, "Design Principles", of the Stockport Unitary Development Plan Review.

3. Condition

The approved landscaping scheme shall be carried out within 6 months of the date of occupation of the building or substantial completion of the development whichever is the sooner. Any trees, plants or grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size, species and quality unless the local planning authority gives written approval to any variation.

Reason

To ensure the satisfactory appearance of the site in compliance with Policy DCD1.4, "Landscaping of New Development", of the Stockport Unitary Development Plan Review.

4. Condition

In this condition "retained tree" means an existing tree which is proposed to be retained in accordance with the approved plans and particulars ; and (a) and (b) below shall have effect until the expiration of (1 year) 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 -3998 - Tree Work.

(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 to protect existing trees on the site in accordance with Policy NE2.1, "Tree and Woodland Protection", of the Stockport Unitary Development Plan Review.

5. Condition

Prior to the occupation of the development hereby approved the qualitative improvements to the existing open space facilities at Fir Tree Primary School (as identified on Plans ref: FC-1 and referred to within the report from GVA Grimley stamped Amended Plan and dated 5/7/07) shall be completed in accordance with the approved plans unless otherwise agreed in writing with the local planning authority.

Reason

In the interests of providing satisfactory quantitative and qualitative replacement open space to meet the needs of the boroughs population and the requirements of policies CTF1, CTF1.3, UOS1, UOS1.2 and UOS1.3 of the UDP Review.

6. Condition

Within 6 months of the development being brought into use a School Travel Plan for the school shall be implemented. The School Travel Plan which should be produced with the assistance of the Council's School Travel Advisor (see informative) shall be submitted to and approved in writing by the LPA prior to its implementation and shall include the following details:

- (i) Details of car, cycle and scooter parking within the site (for staff, pupils and visitors) and details of additional parking facilities for each travel mode to be provided, if required, to encourage sustainable travel to the site and proposals to reduce or reallocate car parking spaces to car sharers, if required;
- (ii) Details of shower, changing, locker and drying facilities to be provided for the use of both staff and pupils, to encourage walking and cycling to the site;
- (iii) Details of vehicle, pedestrian and cycle routes into the school from the surrounding highway and footway network and within the site, including any proposed improvements;
- (iv) Survey information about pupils' current travel habits and targets for the future and show evidence of consultation with all affected parties;
- (v) Details of how the Travel Plan will be publicised, operated and

monitored and how staff and pupils will be encouraged to adopt "green travel" measure;

(vi) A timetable of when measures within the Travel Plan will be adopted and details of how the Travel Plan will be amended and evolve over time in the event of an increase in staff or pupils numbers, changes to the school's catchment area etc;

(vii) Details of initiatives to discourage parents from dropping off and collecting children (notably individually) and staff and visitors from driving to school.

The approved School Travel Plan shall then be operated at all times thereafter, with details of its operation and success (any details of additional measures to address the situation if it is failing to achieve results) shall be submitted to the LPA on every annual anniversary of the occupation of the classrooms.

Reason

To reduce/control car usage to the school and in the school grounds and promote sustainable, healthier and safer travel to school (including walking, cycling, car share and public transport). This is in accordance with the travel objectives contained within PPG13 and the requirements of Policies TD1, TD1.2, TD1.3 of the UDP Review.

7. Condition

This permission relates to the revised plans received by the Local Planning Authority marked Amended Plan and dated; 23/4/07 and 5/7/07.

Reason

For the avoidance of doubt because the application has been revised in accordance with the requirements of the policies CTF1,CTF1.3, UOS1.2 and UOS1.3.

8. Condition

This permission relates to the following drawings :-

1. Location plan/red line - EC000 C1020/L-02C (1:1250)
2. Landscape work to proposed school - 7095-53-01F
3. Planting Plan -7095-53-02 D
4. G.A. plan sheet 1 - 7095-11-01F
5. G.A. plan sheet 2 - 7095-11-02E
6. G.A. plan sheet 3 - 7095-11-03E
7. Site entrance plan showing tree removal - 7095-51-07B
8. Proposed section D-D 7095-12-04D
9. Access and Fire escape diagram - 7095-19-05A
7. Topographical layout - E000 C01030/F-16 (1:1250)
8. Proposed elevations sheet 1 - 7095-13-01H
10. Proposed elevations sheet 2 - 7095-13-02H
11. Proposed elevations sheet 3 - 7095-13-03H

12. Proposed temporary classroom - E000 C01030/F-19 (1:100)
13. Site plan including boundary treatments - 7095-51-01C
14. Site plan and car park layout - 7095-51-02H
15. Fir Tree Primary Open Space Areas E000 C1030 FT-01 (Amended Plan 5/07/07)
16. Fir Tree Nursery to Changing/Parking E000 C1030 FC-1 (Amended Plan 5/07/07)
17. Roof plan - 7095-11-10
18. Construction details for standard GRP unit substation with schneider RN2SW/GR ref: UU-A2-016/02H

Reason

For the avoidance of doubt and to ensure that the development complies with the following policies of the adopted Stockport Unitary Development Plan Review:

CTF1 – COMMUNITY SERVICES AND FACILITIES
CTF1.3 – PROPOSED SCHOOL SITE: NORTH REDDISH
UOS1 – URBAN OPEN SPACE
UOS1.3 – PROTECTION OF LOCAL OPEN SPACE
NE3 – GREEN CHAINS
NE3.1 – PROTECTION AND ENHANCEMENT OF GREEN CHAINS

Other relevant policies are:

DCD1 – DESIGN AND CHARACTER
DCD1.1 – DESIGN PRINCIPLES
DCD1.2 – DESIGN APPRAISALS
DCD1.3 – ACCESS FOR PEOPLE WITH ACCESS DIFFICULTIES
DCD1.4 – LANDSCAPING OF NEW DEVELOPMENT
DCD1.6 – PUBLIC HEALTH, SAFETY AND SECURITY IN DEVELOPMENTS
NE1 – BIODIVERSITY AND NATURE CONSERVATION
NE1.3 – DEVELOPMENT AND THE NATURAL ENVIRONMENT
NE1.5 – HABITAT CREATION, ENHANCEMENT AND ACCESS
NE1.6 – SPECIES PROTECTION
EP1 – ENVIRONMENTAL PROTECTION AND IMPROVEMENT
EP1.3 – CONTROL OF POLLUTION
EP1.4 – LIGHT POLLUTION
EP1.5 – DEVELOPMENT ON OR NEAR CONTAMINATED SITES
EP1.6 – HAZARDOUS SUBSTANCES AND DEVELOPMENT
ST1 – SUSTAINABLE TRANSPORT
ST1.4 – WALKING
ST1.5 – CYCLING
TD1 – TRANSPORT AND DEVELOPMENT
TD1.1 – ACHIEVING ACCESSIBLE DEVELOPMENTS
TD1.2 – TRANSPORT ASSESSMENTS
TD1.3 – TRAVEL PLANS IN DEVELOPMENTS
TD1.4 – PARKING IN DEVELOPMENTS
TD1.5 – SAFETY AND CAPACITY ON THE HIGHWAY NETWORK
TD1.6 – ACCESSIBILITY AND THE DESIGN OF DEVELOPMENT

REASON FOR DECISION

It was agreed at the meeting of full Council on 17th March 2011 that all undetermined development applications validated prior to the Core Strategy coming into force for the development management decision making process on 1st April 2011, will be considered against policies set out in the UDP Review. As such this application is considered against the following policies of the Stockport Unitary Development Plan Review and all other material considerations, including issues raised as part of the neighbour notification and consultation process. It is considered that notwithstanding the objections and concerns raised the proposed development complies with the following policies:

DCD1 – DESIGN AND CHARACTER

DCD1.1 – DESIGN PRINCIPLES

DCD1.2 – DESIGN APPRAISALS

DCD1.3 – ACCESS FOR PEOPLE WITH ACCESS DIFFICULTIES

DCD1.4 – LANDSCAPING OF NEW DEVELOPMENT

DCD1.6 – PUBLIC HEALTH, SAFETY AND SECURITY IN DEVELOPMENTS

NE1 – BIODIVERSITY AND NATURE CONSERVATION

NE1.3 – DEVELOPMENT AND THE NATURAL ENVIRONMENT

NE1.5 – HABITAT CREATION, ENHANCEMENT AND ACCESS

NE1.6 – SPECIES PROTECTION

EP1 – ENVIRONMENTAL PROTECTION AND IMPROVEMENT

EP1.3 – CONTROL OF POLLUTION

EP1.4 – LIGHT POLLUTION

EP1.5 – DEVELOPMENT ON OR NEAR CONTAMINATED SITES

EP1.6 – HAZARDOUS SUBSTANCES AND DEVELOPMENT

ST1 – SUSTAINABLE TRANSPORT

ST1.4 – WALKING

ST1.5 – CYCLING

TD1 – TRANSPORT AND DEVELOPMENT

TD1.1 – ACHIEVING ACCESSIBLE DEVELOPMENTS

TD1.2 – TRANSPORT ASSESSMENTS

TD1.3 – TRAVEL PLANS IN DEVELOPMENTS

TD1.4 – PARKING IN DEVELOPMENTS

TD1.5 – SAFETY AND CAPACITY ON THE HIGHWAY NETWORK

TD1.6 – ACCESSIBILITY AND THE DESIGN OF DEVELOPMENT

No other material considerations outweigh this decision.

Signed:



Dated: 19/04/2011

On behalf of
Steve Burns - Head of Planning and Strategic Housing

ADDITIONAL INFORMATION

THE FOLLOWING IS STANDARD INFORMATION ONLY

- 1 The drawings determined by this notice may be viewed (usually in electronic form) at Hygarth House, 103 Wellington Road South, Stockport, by appointment, and are available on line via the Planning & Building pages of the Stockport Council website.
www.stockport.gov.uk/planningdatabase [Planning and Building; Search our database].
- 2 This decision refers only to the legislation under which the application was made and does not include any decision under any other enactment, by law, order or regulation.
- 3 The applicant's attention is drawn to the provision of Section 63 of the Greater Manchester Act 1981 which specifies requirements for fire brigade access when plans for the erection or extension of a building are deposited with a District Council in accordance with the Building Regulations.
- 4 Where your proposal involves building work, your attention is specifically drawn to the need to check with the Building Inspector with regard to the possible requirement for Buildings Regulations Consent.
- 5 Where applicable, notes on your rights of appeal against the decision are set out on the sheet attached to this decision notice. **The Planning Inspectorate's** details are listed below;

The Planning Inspectorate,
Customer Support Unit,
Room 3/15, Eagle Wing,
Temple Quay House,
2, The Square,
Temple Quay,
Bristol,
BS1 6PN

Telephone: 0117 372 6372
Fax: 0117 372 8782
email: enquiries@planning-inspectorate.gsi.gov.uk
web site: www.planning-inspectorate.gov.uk/

APPEALS TO THE SECRETARY OF STATE

[OTHER THAN IN RELATION TO ADVERTISEMENTS]

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development, or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal; then you can do so online at www.Planningportal.gov.uk/pcs

Alternatively you can use a form you can get from:

The Planning Inspectorate, Registry/ Scanning, Temple Quay House, 2, The Square, Temple Quay, Bristol, BS1 6PN; Telephone: 0117 372 6372;
email: enquiries@planning-inspectorate.gsi.gov.uk
Website: www.planning-inspectorate.gov.uk

For most types of application you have six months to appeal from the date of the attached Decision Notice. However if the decision involved the refusal of planning permission for a householder application then you have 12 weeks to appeal from the date of the Decision Notice. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances that excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development, or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any Directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a Direction given by him.

PURCHASE NOTICES

If either the local authority or the Secretary of State refuses Permission to develop land, or grants it subject to conditions, the owner may claim he/she can neither put the land to a reasonable beneficial use in its existing state, nor render the land capable of a reasonably beneficial use by the carrying out of any development that has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his/her interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the local planning

authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him/her.

These circumstances are set out in section 114 and related provisions of the Town and Country Planning Act 1990.

APPEALS TO THE SECRETARY OF STATE
[IN RELATION TO ADVERTISEMENT DECISIONS ONLY]

NOTES

- (A) Where the local planning authority refuse consent, the applicant may by notice given in writing within 8 weeks of receipt of this notice, or such longer period as the Secretary of State for Communities and Local Government may allow, appeal to the Planning Inspectorate in accordance with section 78 of the Town and Country Planning Act 1990, [amended by section 15 of Part III of the Town and Country Planning (Control of Advertisements) Regulations 1992].
- (B) The Planning Inspectorate is not required to entertain such an appeal if it appears to them having regard to the provisions of the Regulations, that consent for the display of advertisements in respect of which application was made could not have been granted by the local planning authority
- (C) A person who displays an advertisement in contravention of the Regulations will be liable on summary conviction to a fine of such amount as may be prescribed, not exceeding level 3 on the standard scale and in the case of a continuing offence, one tenth of level 3 on the standard scale for each day during which the offence continues after conviction.

Information relating to appeals including forms can be obtained from;

The Planning Inspectorate,
Registry! Scanning
Temple Quay House,
2, The Square,
Temple Quay,
Bristol BS1 6PN

Telephone: 0117 372 6372
Web site: www.planning-inspectorate.gov.uk
email: enquiries@planning-inspectorate.gsi.govuk

The Planning Portal website: www.planningportal.gov.uk/pcs