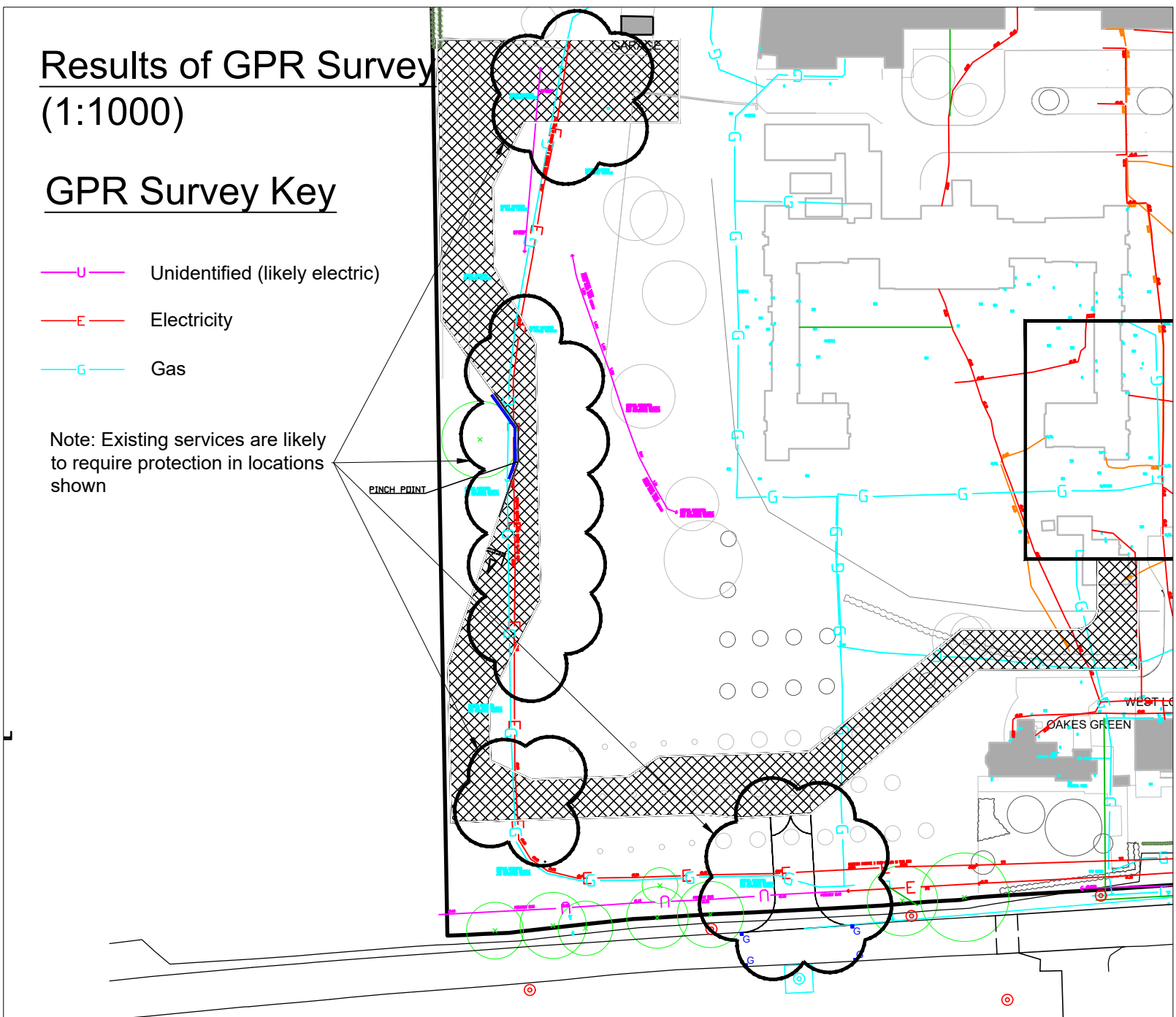
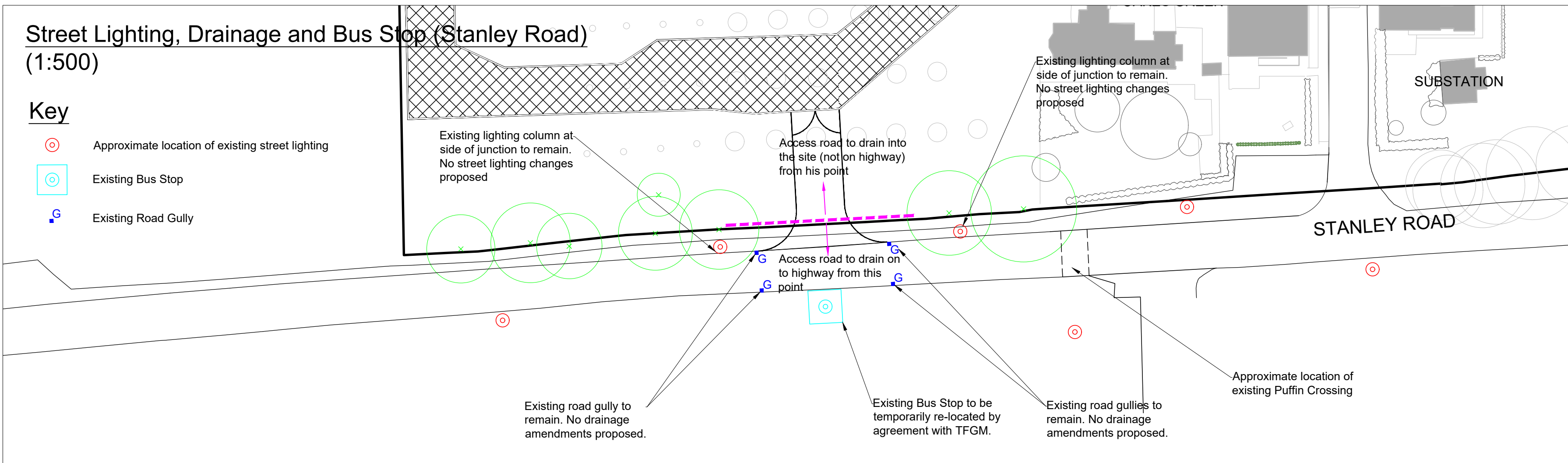
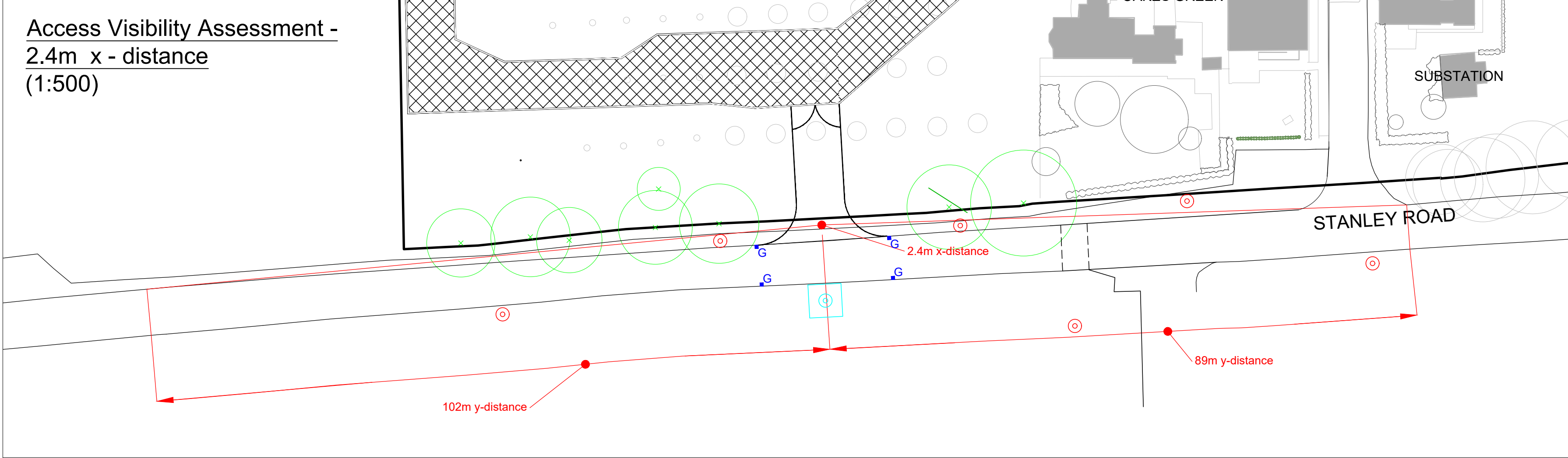
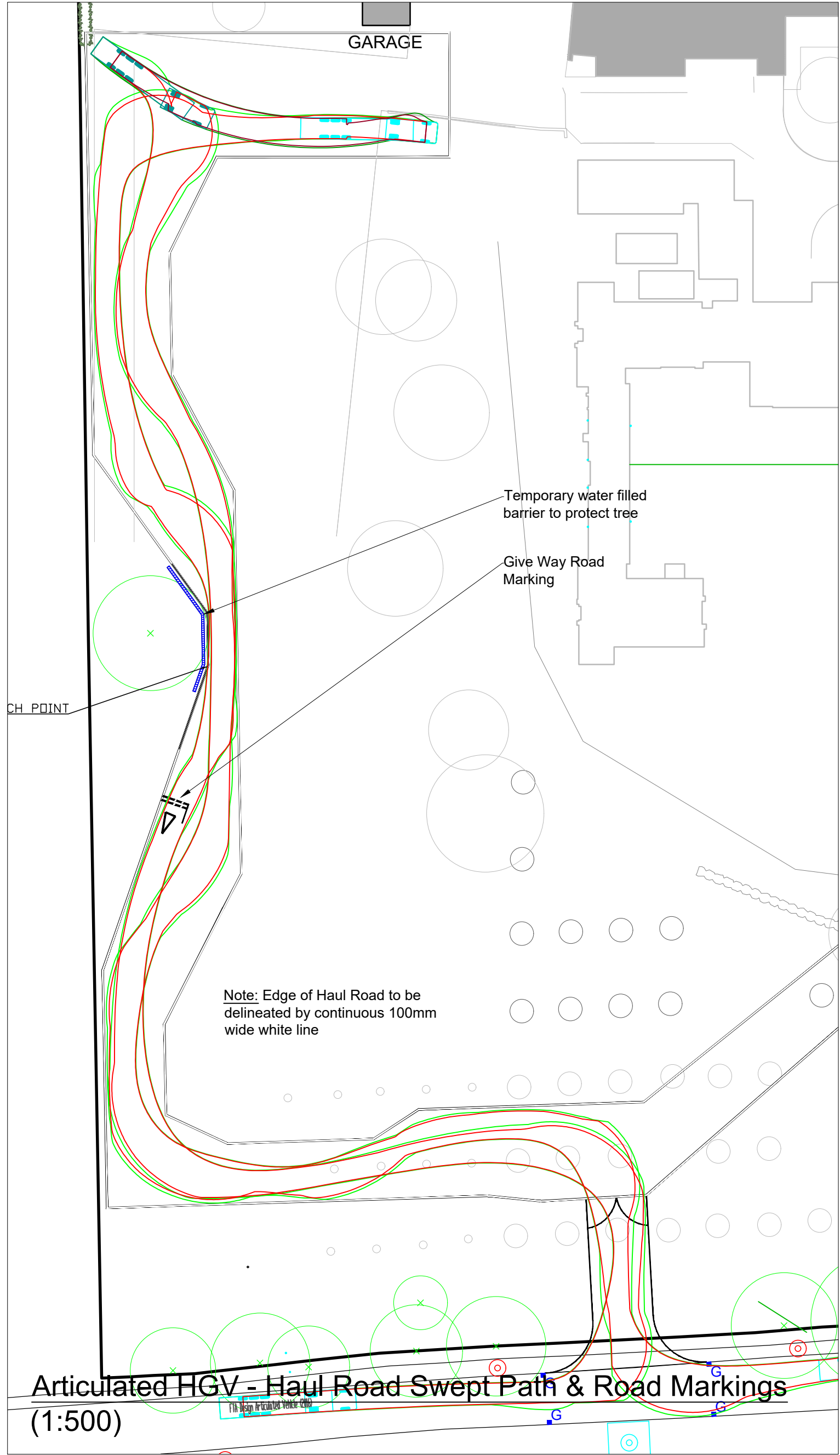
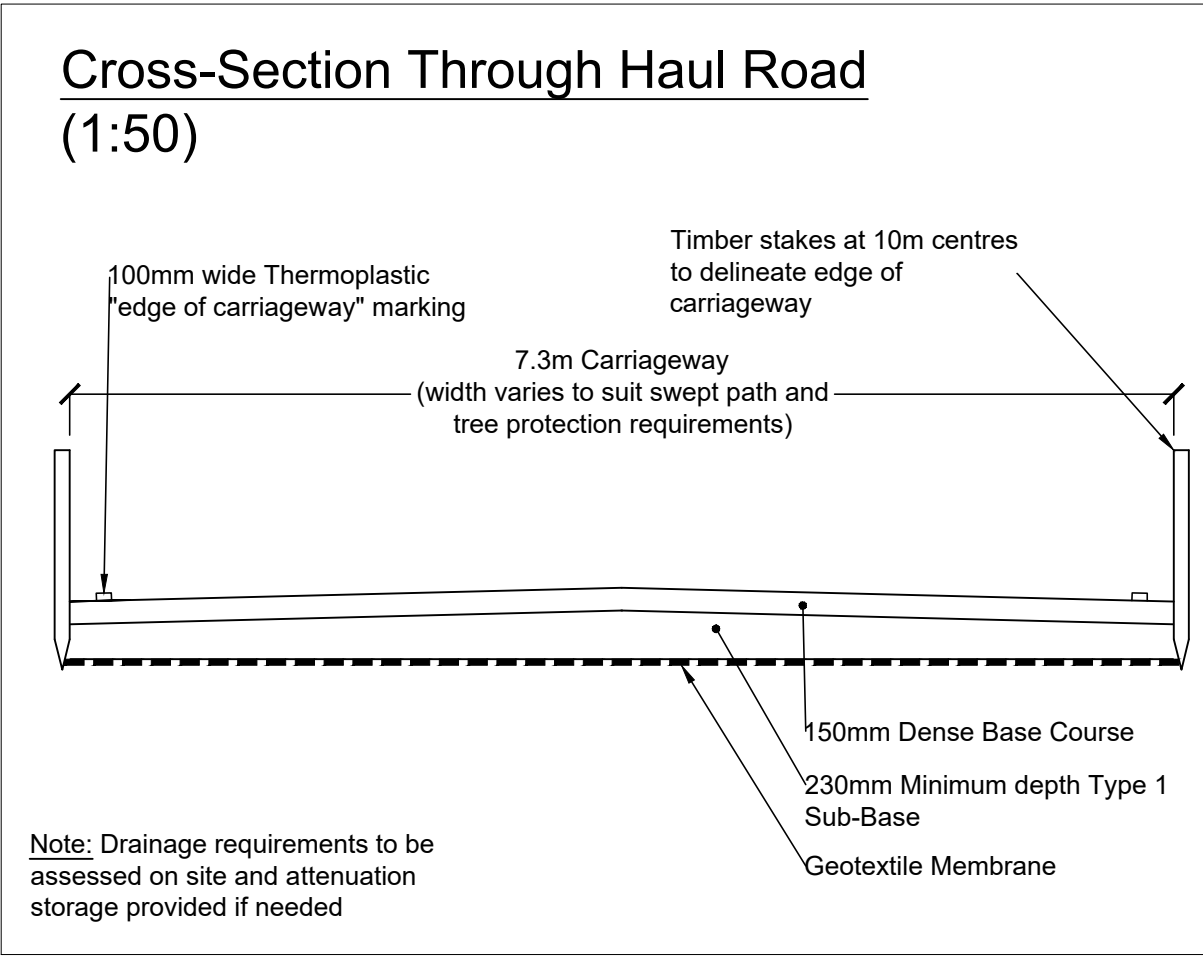
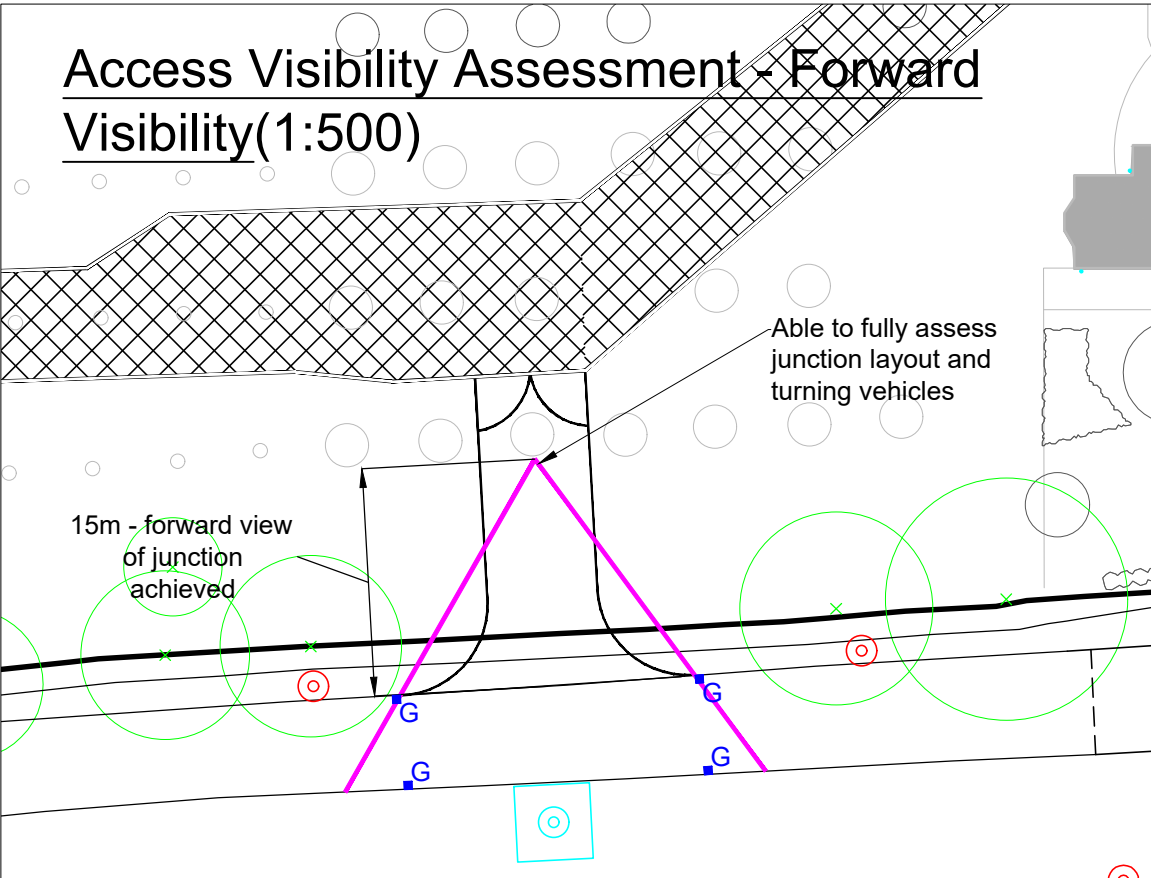
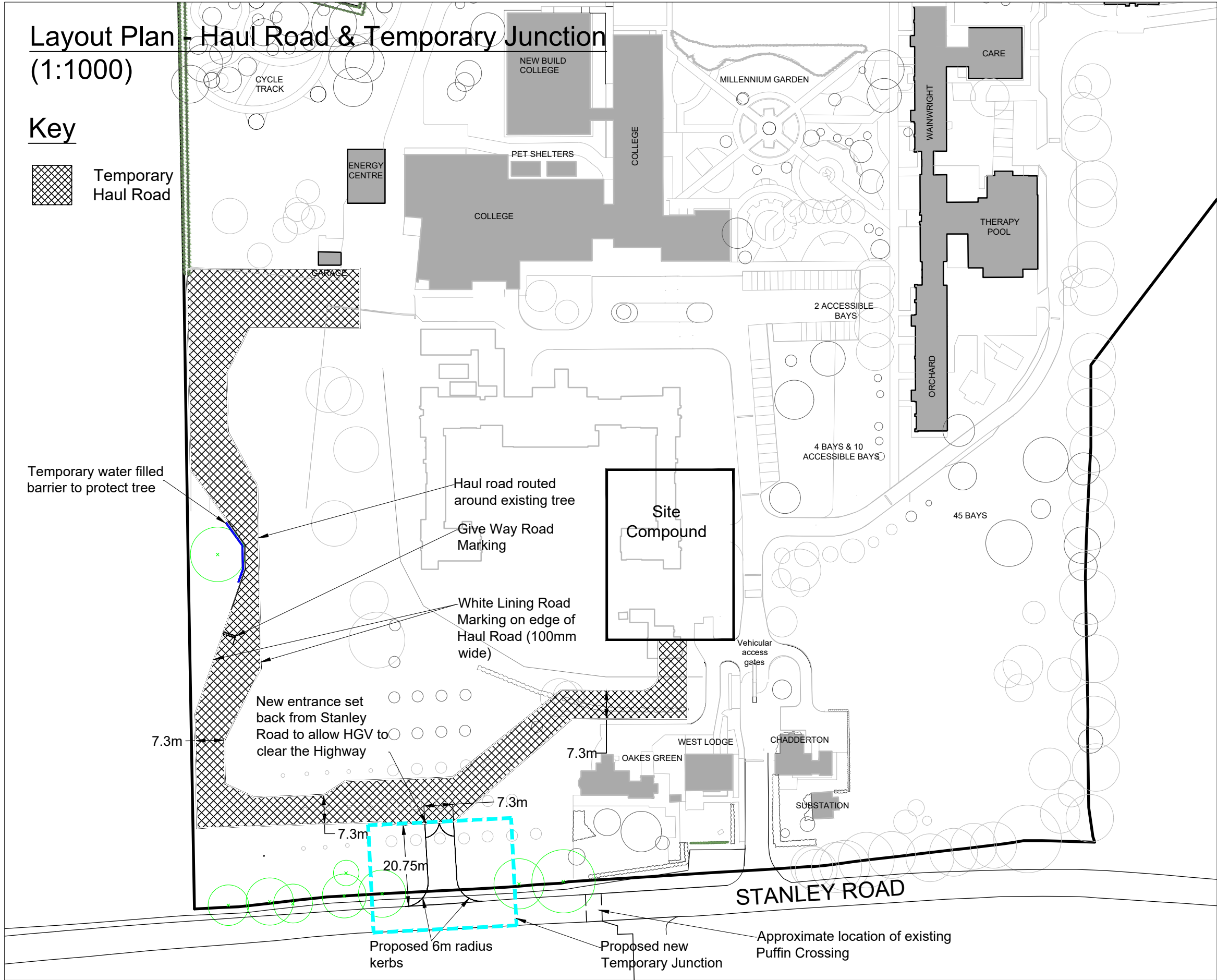
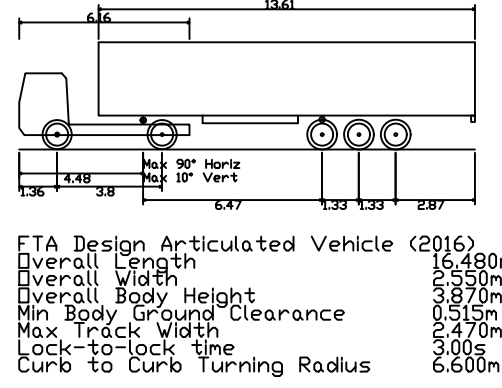




- Notes
- The Access Visibility Assessment has been undertaken against TD 42/95 (DMRB Volume 6). There is an enforceable speed limit of 30mph on Stanley Road and the design speed has therefore been taken to be 50kph. TD 42/95 Table 7/11 indicates that the minimum "Y-distance" should be 70m for 50kph design speed. X-distances of 4.5m and 2.4m have been assessed. The proposed new junction is only compliant with TD 42/95 at 2.4m x-distance.
 - This drawing is based upon information provided by Willmott Dixon from a previous planning application in 2016. Topographical Surveys and Statutory Undertakers information will require updating prior to construction commencing.
 - Haul Road to be comprised of the following:
 - 150mm Dense Base Course Asphalt Concrete to Clause 906 (AC32 Dense Base 100/150 rec).
 - 230mm Type 1 Sub-Base to Clause 803 (unbound)
 - Geotextile Separation Membrane
 - Details of the Articulated HGV used in the swept path analysis is shown below:

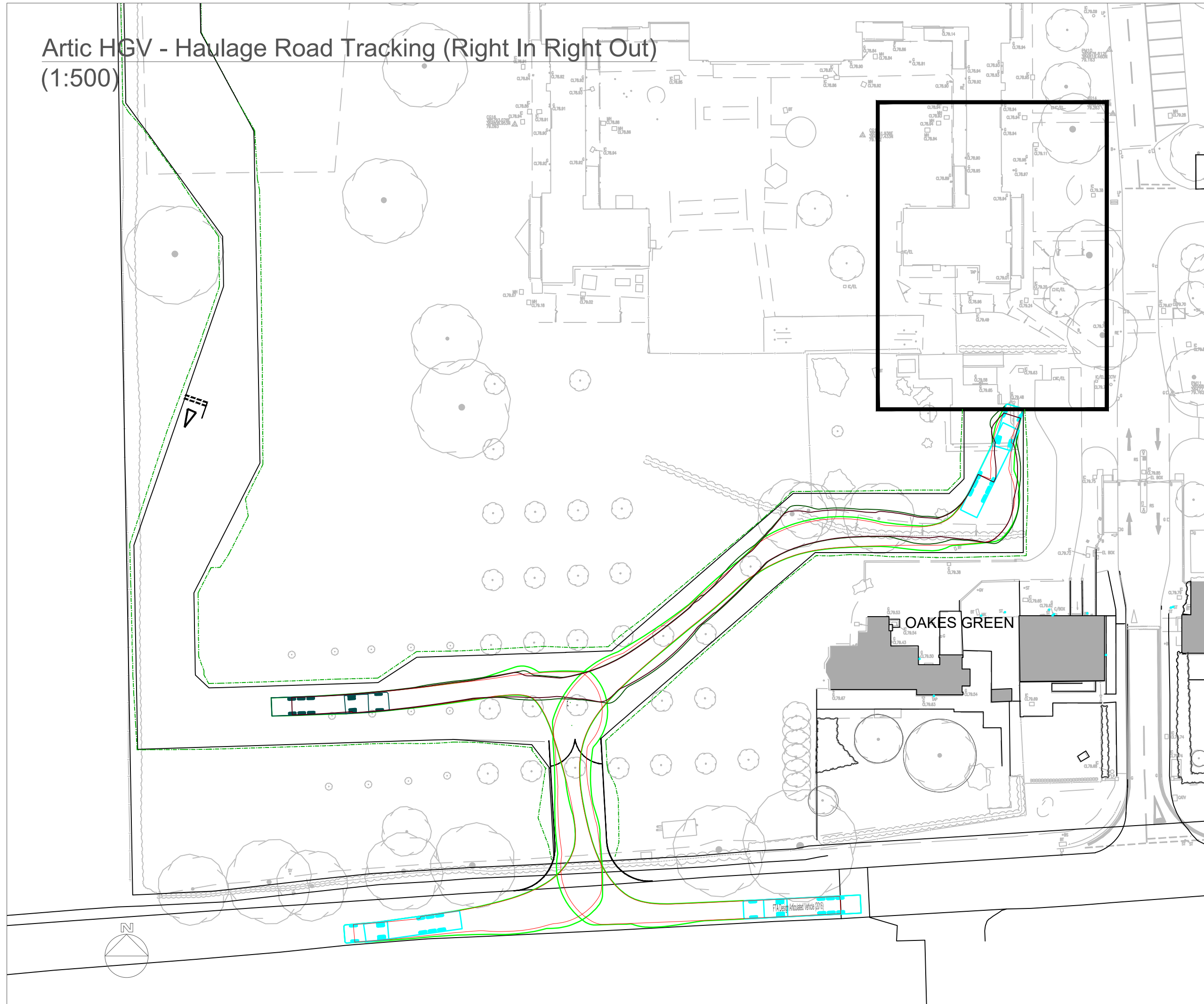
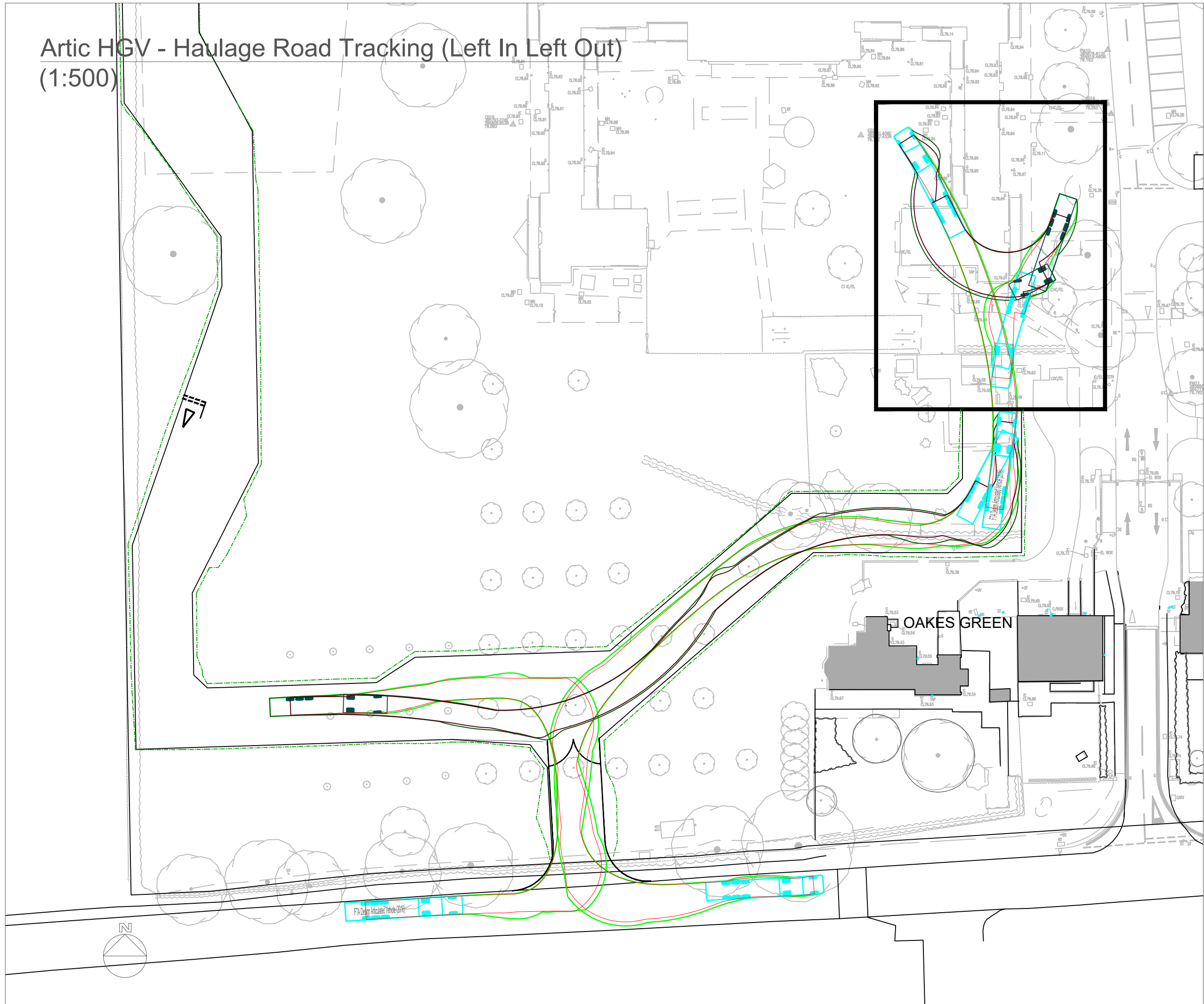
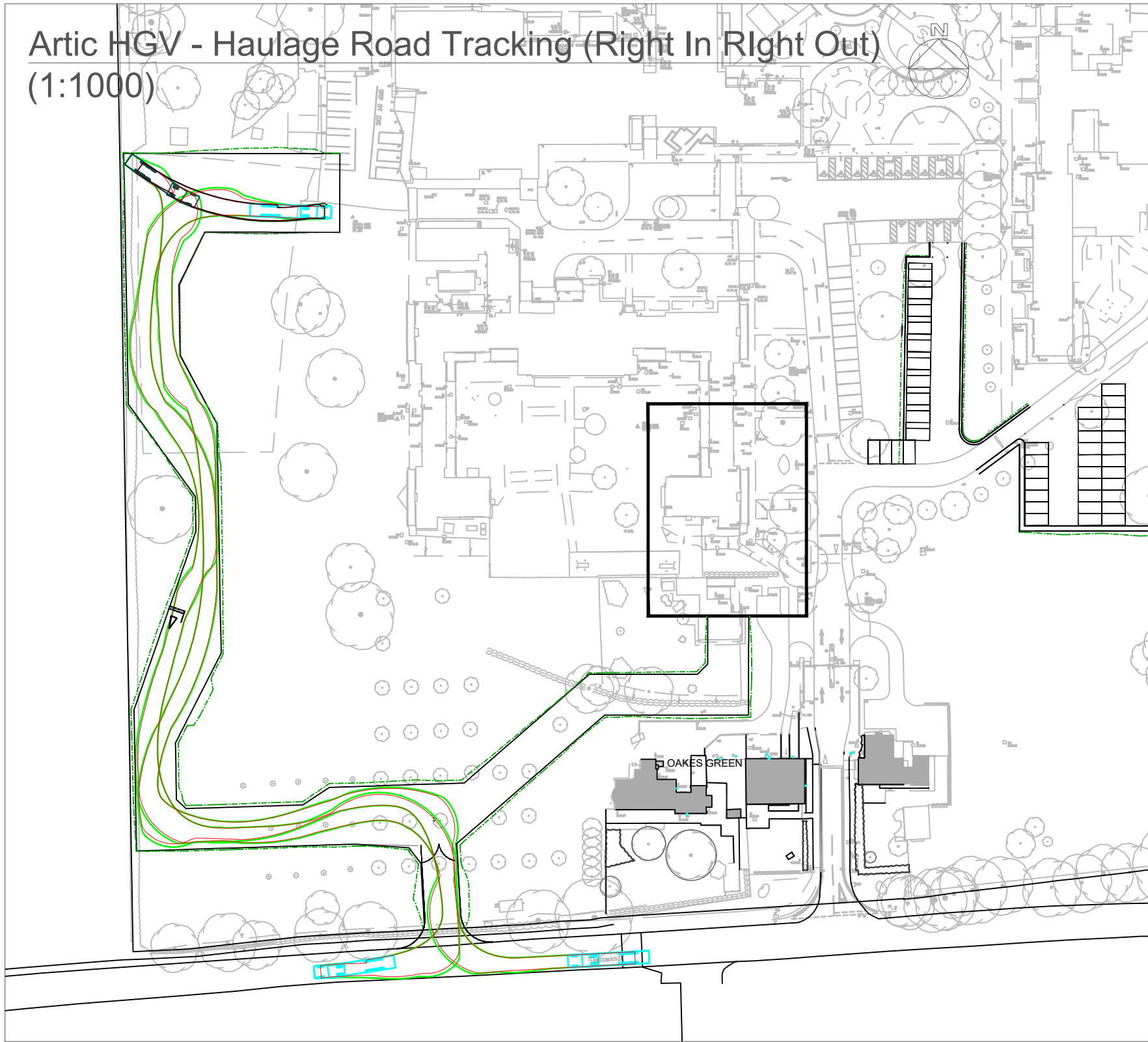
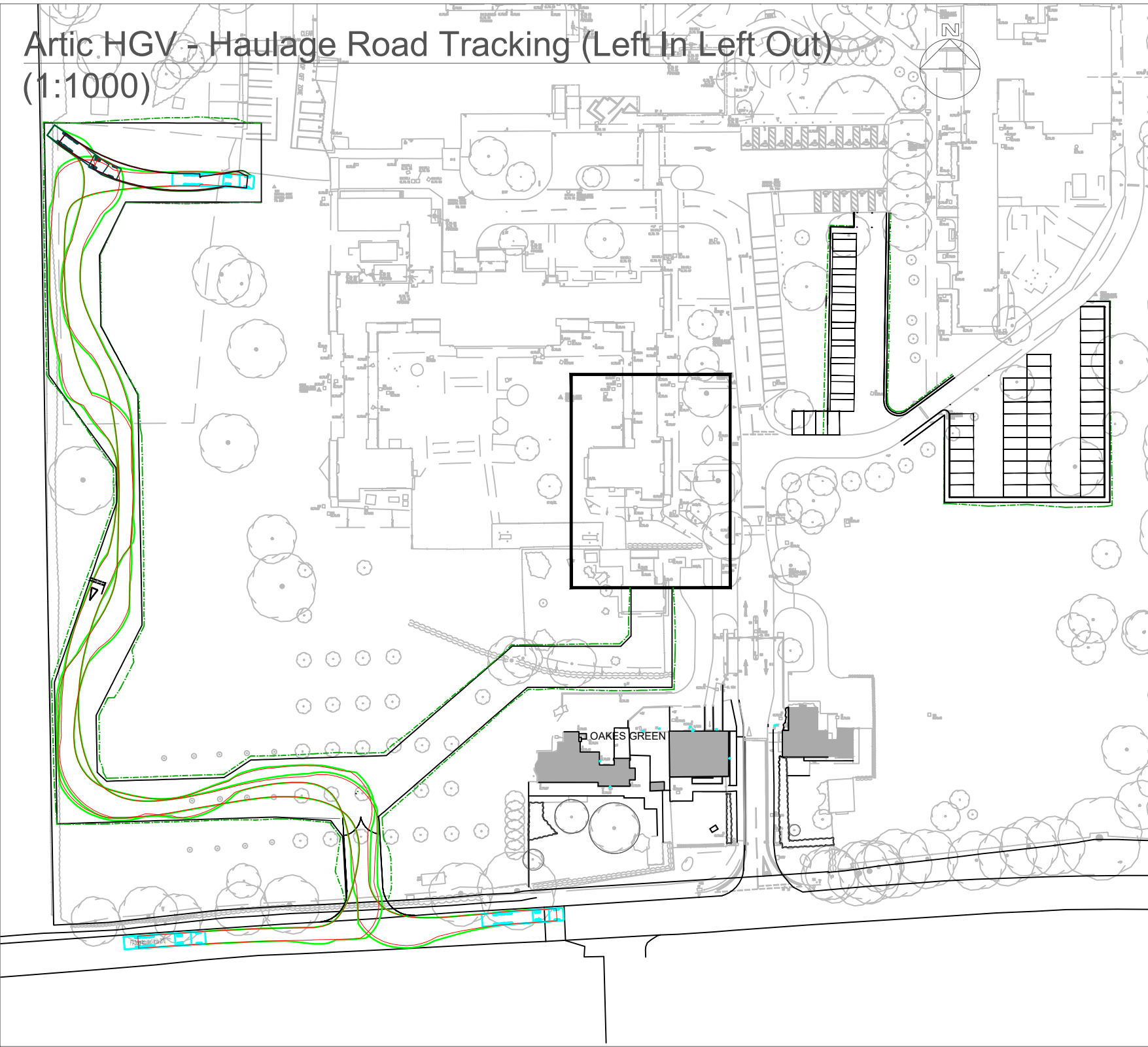
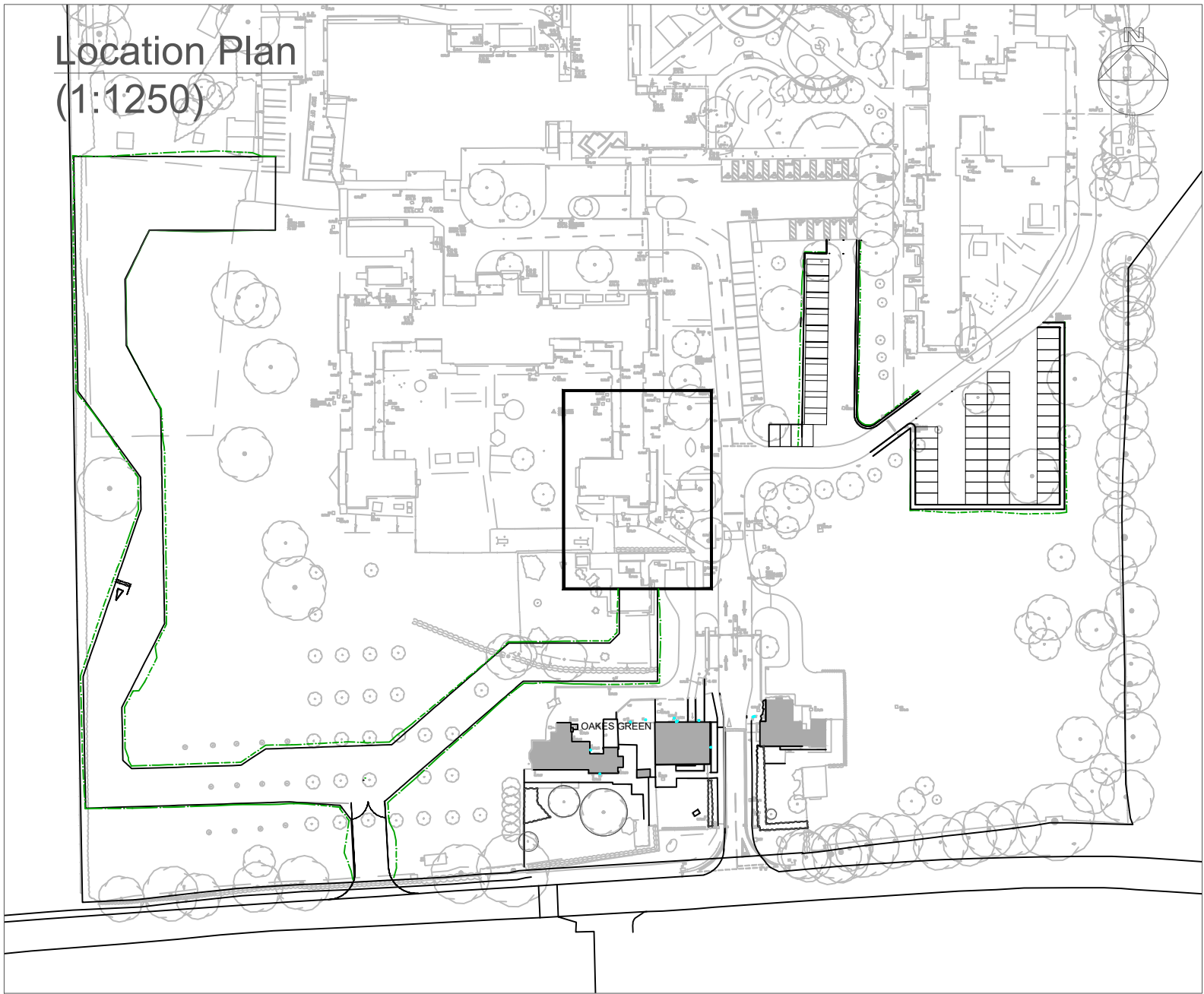


P02	10/20	LT	Changes following comments	IY	IY
P01	08/20	LT	First Issue	IY	IY
Rev	Date	Drawn	Description	Ch'kd	App'd



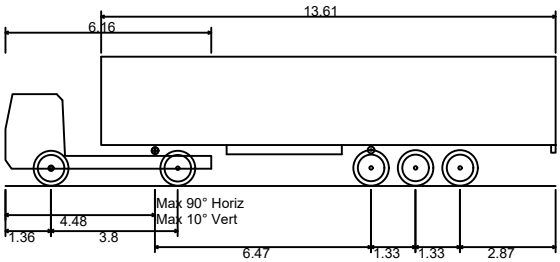
FLINDERS CHASE

Project. Seashell Trust Temporary Highway Works		
Drawing Title. Haul Road & Temporary Junction		
AutoCAD Location. 70072/SurveysandDrawings/Drawings		
Designed By LT	Checked By IY	Approved By DB
Date 08/20	Date 08/20	Date 08/20
Scale at A1 1:500	Status S1	Rev P02
Drawing No. SST-FC-HGN-00-DR-CH-0103		



Notes

1. All dimensions are in metres unless otherwise stated.
2. Details of the Articulated HGV is shown below:



FTA Design Articulated Vehicle (2016)
Overall Length 16.480m
Overall Width 2.550m
Overall Body Height 3.870m
Min Body Ground Clearance 0.515m
Max Track Width 2.470m
Lock-to-lock turn 3.006m
Curb to Curb Turning Radius 6.600m

P01	10/20	LT	P01	P01	P01
Rev	Date	Drawn	Description	Ch'kd	App'd



Project.
**Seashell Trust
Royal School**

Drawing Title.
Vehicle Tracking on Haul Road

AutoCAD Location. 70113\10 Surveys & Drawings\Drawings

Designed By DB	Checked By Value	Approved By Value
Date 30/09/2020	Date 10/20	Date 10/20
Scale at A1 1:500	Status S1	Rev P01

Drawing No. SST-FC-HGN-00-DR-CH-0105



Ministry of Housing,
Communities &
Local Government

Mr Nick Lee
NJL Consulting
Unit 8 Longstone Road
MANCHESTER
M22 5LB

Our ref: APP/C4235/W/18/3205559

Your ref:

22 April 2020

Nick@njlconsulting.co.uk

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78
APPEAL MADE BY SEASHELL TRUST
160 STANLEY ROAD, CHEADLE HULME, STOCKPORT
APPLICATION REF: DC/060928**

1. I am directed by the Secretary of State to say that consideration has been given to the report of Michael Boniface MSc MRTPI, who held a public local inquiry which started on 8 May 2019 and sat for 15 days into your appeal against the decision of Stockport Metropolitan Borough Council to refuse your client's application for the erection of a new school with associated kitchen and dining facilities, swimming and hydrotherapy facilities, infrastructure, drop-off parking, access, landscaping and ancillary works; the demolition of the Chadderton building, Orchard/Wainwright/Hydrotherapy/Care block, Dockray building, part of existing college, 1 Scout Hut and 1 garage block, and erection of new campus facilities (Use Class D1/D2 - Reception, Family Assessment Units, Family Support Services/Administration/Training/Storage Facility Sports Hall and Pavilion) with associated infrastructure, parking, landscaping and ancillary works; and up to 325 dwellings (Use Class C3) in northern fields with associated infrastructure, parking, access, landscaping and ancillary works in accordance with application ref: DC/060928, dated 5 February 2016.
2. On 11 September 2018, this appeal was recovered for the Secretary of State's determination, in pursuance of section 79 of, and paragraph 3 of Schedule 6 to, the Town and Country Planning Act 1990.

Inspector's recommendation and summary of the decision

3. The Inspector recommended that the appeal be allowed subject to conditions and planning obligations.
4. For the reasons given below, the Secretary of State agrees with the Inspector's conclusions, unless otherwise stated, and agrees with his recommendation. He has

Ministry of Housing, Communities & Local Government
Maria Stasiak Decision Officer
Planning Casework Unit
3rd Floor Fry Building
2 Marsham Street
London SW1P 4DF

Tel: 0303 444 41624
Email: PCC@communities.gov.uk

decided to allow this appeal. A copy of the Inspector's report (IR) is enclosed. All references to paragraph numbers, unless otherwise stated, are to that report.

Environmental Statement

5. In reaching this position, the Secretary of State has taken into account the Environmental Statement which was submitted under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and the further environmental information submitted subsequently. Having taken account of the Inspector's comments at IR30 the Secretary of State is satisfied that the Environmental Statement and other additional information provided complies with the above Regulations and that sufficient information has been provided for him to assess the environmental impact of the proposal.

Procedural matters

6. The Inspector reported at IR572 that the Council has formally adopted the Open Space Supplementary Planning Document 2019 which supersedes the former version. This situation was anticipated during the inquiry and the Secretary of State does not consider that this issue raises any matters that would require him to refer back to the parties for further representations prior to reaching his decision on this appeal. He is satisfied that no interests have thereby been prejudiced.

Matters arising since the close of the inquiry

7. On 6 August 2019 the Secretary of State received a letter from Jolanta McCall, the Chief Executive & Principal of Seashell Trust, in support of the Trust's appeal. The Secretary of State is satisfied that the issues raised reflect those set out in the Inspector's report and do not affect his decision, and no other new issues were raised in this correspondence to warrant further investigation or necessitate additional referrals back to parties. Copies of this letter may be obtained on written request to the address at the foot of the first page of this letter.

Policy and statutory considerations

8. In reaching his decision, the Secretary of State has had regard to section 38(6) of the Planning and Compulsory Purchase Act 2004 which requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise.
9. In this case the development plan consists of saved policies of the Stockport Unitary Development Plan Review (May 2006) (SUDP) and the Core Strategy Development Plan Document (March 2011) (CS). The Secretary of State considers that relevant development plan policies include those set out at IR15-18.
10. Other material considerations which the Secretary of State has taken into account include the National Planning Policy Framework ('the Framework') and associated planning guidance ('the Guidance'), as well as Supplementary Planning Guidance documents set out at IR19. Unless otherwise specified, any references to the Framework in this letter are to the 2019 Framework.
11. In accordance with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the LBCA Act), the Secretary of State has paid special regard to the desirability of preserving those listed buildings potentially affected by the proposals, or

their settings or any features of special architectural or historic interest which they may possess.

Emerging plan

12. The emerging plan comprises the draft Greater Manchester Spatial Framework (GMSF) which was first published in October 2016 with a revised draft published for further consultation in January 2019. The plan has not yet been submitted to the Secretary of State for examination. The Secretary of State considers that the emerging policies of most relevance to this case include Policy GM Allocation 40. In the latest version, the housing part of the appeal site is proposed for release from the Green Belt for residential development (IR21).
13. Paragraph 48 of the Framework states that decision makers may give weight to relevant policies in emerging plans according to: (1) the stage of preparation of the emerging plan; (2) the extent to which there are unresolved objections to relevant policies in the emerging plan; and (3) the degree of consistency of relevant policies to the policies in the Framework. Due to the early stage of this document, the Secretary of State considers it carries very limited weight in the decision-making.

Main issues

Green Belt

14. For the reasons given in IR577-585 the Secretary of State agrees with the Inspector at IR580 that the introduction of buildings on the scale proposed would constitute a significant amount of new development which would encroach significantly onto open undeveloped land and would fail to promote regeneration. He agrees with the Inspector at IR580 that the proposal conflicts with two of the purposes of the Green Belt set out in paragraph 134(c) and 134(e) of the Framework. He further agrees that the proposal constitutes inappropriate development in the Green Belt and would harm the openness and purposes of the Green Belt (IR585), contrary to policy in Paragraph 143 of the Framework, and is therefore harmful to the Green Belt. The Secretary of State agrees that this harm carries substantial weight.
15. The Secretary of State agrees with the Inspector at IR582 that, given that the main thrust of the SUDP Green Belt policies is firmly aligned with national policy, conflict with these policies carries significant weight. He further agrees with the Inspector at IR583-584 that the fact that the Green Belt boundary is old does not diminish the weight attached to it or its associated policies, and that it is by no means certain that the Green Belt boundary will change.
16. The Secretary of State has gone on to consider the proposal against the Green Belt policy in the Framework which states that inappropriate development should only be approved where there are very special circumstances.

Impact on heritage assets

17. For the reasons given at IR615-625 the Secretary of State agrees with the Inspector that the proposed development would have a moderate impact on the significance of Griffin Farmhouse (grade II listed), falling at the lower end of less than substantial harm (IR621). The Secretary of State agrees with the Inspector in attaching great weight to this harm (IR621). He further agrees with the Inspector in attaching little weight to the proposed mitigation (IR623).

18. In accordance with paragraph 196 of the Framework, the Inspector went on to weigh the harm to heritage assets against the public benefits of the development and at IR622 found that the public benefits far outweigh the harm to the heritage asset. The Secretary of State agrees and considers that the balancing exercise under paragraph 196 is therefore favourable to the proposal.
19. For the reasons given at IR624 the Secretary of State agrees with the Inspector that the impact of the proposed development on Outwood House, a non-designated heritage asset beyond Griffin House, would be far less than that to Griffin Farmhouse and attracts very limited weight.
20. Overall the Secretary of State agrees with the Inspector's conclusion that there is no material conflict with Policy SIE-1 and SIE-3 of the CS, in so far as they seek to protect heritage assets and the historic environment (IR625).

Landscape and Visual Impact

21. For the reasons given at IR634-638 the Secretary of State agrees with the Inspector at IR638 that the landscape and visual effects would be harmful, but the effects would be largely localised to views from the public right of way and from neighbouring properties (IR637) with little impact on the wider landscape character areas. The Secretary of State agrees with the Inspector at IR638 that conflict with UDP policies LCR1.1 and LCR1.1a would be very limited. The Secretary of State attributes moderate weight to this harm.

Other Impacts

22. The Secretary of State agrees with the Inspector's conclusions in respect of matters set out in paragraphs IR639-653. He considers that the very limited harm through loss of agricultural land, loss of habitat and increased pressure for primary school places (IR654) each carry very limited weight.

Need

23. The Secretary of State has carefully considered the need for the proposal and the evidence presented regarding scale, design and cost of the Transformation Project as set out in IR586-614.
24. Evidence was put forward by the Trust about the way the school has been designed to meet the needs of this cohort of students, who have multiple and complex needs, often with challenging and complex behaviour (IR589). Evidence was also put forward about the Trust's activities as a significant provider of outreach to students and their teachers in other schools (IR591) and the proposed family assessment units (IR592).
25. The Council made criticisms of the appeal proposal, and the size, types and numbers of rooms being sought (IR598), and also critiqued the design (IR607). For the reasons given in IR596-607, the Inspector placed significantly more weight on the evidence put forward by the appellant (IR601). The Secretary of State agrees.
26. He further agrees with the Inspector at IR595 that the Transformation Project has been designed to deliver multiple, interlinked objectives as part of a long-term masterplan to meet the charitable objectives of the Trust, that no evidence has been put forward to suggest that any element of the scheme would not provide benefit to Seashell Trust, its

students or in some way contribute to the Trust's objectives, and that it cannot be said that the proposed development is more than the minimum necessary (IR614).

27. Parties also put forward evidence on whether the anticipated cost of the development could be justified (IR608-613). For the reasons given in these paragraphs, the Secretary of State agrees with the Inspector that a robust approach had been taken to the costings and that the anticipated costs of the scheme were reasonable in the circumstances (IR611). He further notes that no evidence was produced to demonstrate that a scheme on the scale proposed might be delivered without some residential development in the Green Belt to cross-fund the scheme (IR586).
28. Overall, the Secretary of State agrees with the Inspector at IR614 that the need for the proposed development has been robustly made out. He considers that the improved provision for special needs education, specifically for those with very complex special educational needs and disabilities that cannot be met elsewhere, in both quantitative and qualitative terms (IR655), carries substantial weight.

Other benefits

29. The Secretary of State agrees with the Inspector at IR626 that the proposed 30% provision of affordable housing is in conflict with CS policy H-3 which seeks to deliver 50% affordable housing within Major Existing Developed Sites in the Green Belt. The Council accept that policy H-3 is out of date. It has not been tested in the light of more recent national planning policy, but its aim of seeking to maximise affordable housing provision is not inconsistent with the Framework, and the evidence supports the level of 50% as being a suitable requirement. Overall, the Secretary of State considers that policy H-3 is out of date as it has not been tested for viability at the plan-making stage (IR632), but considers that it still carries significant weight.
30. Taking into account that policy H-3 is out of date, along with the significant need for affordable housing in the light of previous under-delivery (IR622 and IR627), the claw-back mechanism which may ultimately result in higher affordable housing provision (IR570 and IR657), and the 30% maximum viable amount of affordable housing that the development can support bearing in mind the need for cross-funding (IR629), the Secretary of State considers that the provision of affordable housing carries significant weight in favour of the proposal. Further taking into account that the proposal will deliver housing in an area with a maximum of 2.8 years supply of housing (IR33, IR655) the Secretary of State considers the housing benefits overall carry very significant weight.
31. The Secretary of State considers that the economic benefits of the proposal carry moderate weight, and that the improvement to community facilities for the local area also carries moderate weight (IR655).

Planning conditions

32. The Secretary of State has given consideration to the Inspector's analysis at IR557-568, the recommended conditions set out at the end of the IR and the reasons for them, and to national policy in paragraph 55 of the Framework and the relevant Guidance. He is satisfied that the conditions recommended by the Inspector comply with the policy test set out at paragraph 55 of the Framework and that the conditions set out at Annex A should form part of his decision.

Planning obligations

33. The Secretary of State has had regard to the Inspector's analysis at IR569-574, the planning obligation dated 28 June 2019, paragraph 56 of the Framework, the Guidance and the Community Infrastructure Levy Regulations 2010, as amended. He agrees with the Inspector's conclusions for the reasons given, and further agrees with the Inspector that the obligations relating to affordable housing and open space are policy compliant as far as is viable (IR571-572). Overall, he considers that the obligations comply with Regulation 122 of the CIL Regulations and the tests at paragraph 56 of the Framework.

Planning balance and overall conclusion

34. For the reasons given above, the Secretary of State considers that the appeal scheme is not in accordance with policies in the Stockport Unitary Development Plan in relation to the Green Belt (GBA1.1, GBA1.2, GBA1.5 and GBA1.6 and GBA1.7), and is also in conflict with policies LCR1.1 and LCR1.1a (albeit very limited conflict). Further, he considers the appeal scheme is not in accordance with the Stockport Core Strategy policy for Affordable Housing (H-3). He considers that the proposal is not in accordance with the development plan overall. He has gone on to consider whether there are material considerations which indicate that the proposal should be determined other than in accordance with the development plan.

35. As Stockport Borough Council cannot demonstrate a five year housing land supply, paragraph 11(d) of the Framework indicates that planning permission should be granted unless: (i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of doing so significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework taken as a whole.

36. The Secretary of State considers that the harm to the Green Belt carries substantial weight, the 'less than substantial' harm to the setting of the listed building carries great weight and harm to the landscape carries moderate weight. The Secretary of State considers the proposal will harm agricultural land, habitat, non-designated heritage assets and demand for mainstream school places and attributes very limited weight to each of these harms.

37. The Secretary of State considers the need for the redevelopment of the Special Educational Need school carries substantial weight, the housing benefits overall carry very significant weight, and the provision of employment and community benefits each carry moderate weight.

38. The Secretary of State considers that the above benefits clearly outweigh the harm to the Green Belt by reason of inappropriateness and any other harm, and so very special circumstances exist to justify this development in the Green Belt. In the light of his conclusion on this and the heritage test is paragraph 18 above, the Secretary of State considers that there are no protective policies which provide a clear reason for refusing the development proposed and further considers that the adverse impacts do not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. Paragraph 11(d) of the Framework therefore indicates that planning permission should be granted.

39. Overall the Secretary of State concludes that the material considerations in this case indicate a decision which is not in line with the development plan. He concludes that the appeal should be allowed and planning permission granted.

Formal decision

40. Accordingly, for the reasons given above, the Secretary of State agrees with the Inspector's recommendation. He hereby allows your client's appeal and grants planning permission subject to the conditions set out in Annex A of this decision letter for the erection of a new school with associated kitchen and dining facilities, swimming and hydrotherapy facilities, infrastructure, drop-off parking, access, landscaping and ancillary works; the demolition of the Chadderton building, Orchard/Wainwright/Hydrotherapy/Care block, Dockray building, part of existing college, 1 Scout Hut and 1 garage block, and erection of new campus facilities (Use Class D1/D2 - Reception, Family Assessment Units, Family Support Services/Administration/Training/Storage Facility Sports Hall and Pavilion) with associated infrastructure, parking, landscaping and ancillary works; and up to 325 dwellings (Use Class C3) in northern fields with associated infrastructure, parking, access, landscaping and ancillary works in accordance with application ref: DC/060928, dated 5 February 2016.

41. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

Right to challenge the decision

42. A separate note is attached setting out the circumstances in which the validity of the Secretary of State's decision may be challenged. This must be done by making an application to the High Court within 6 weeks from the day after the date of this letter for leave to bring a statutory review under section 288 of the Town and Country Planning Act 1990.

43. An applicant for any consent, agreement or approval required by a condition of this permission for agreement of reserved matters has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the Local Planning Authority fail to give notice of their decision within the prescribed period.

44. A copy of this letter has been sent to Stockport Borough Council and Heald Green Action Group and notification has been sent to others who asked to be informed of the decision.

Yours faithfully

Maria Stasiak

Authorised by the Secretary of State to sign in that behalf

Annex A Schedule of Conditions

Conditions relevant to the entire development

1) The development shall be implemented in accordance with the following approved plans unless otherwise required by any other condition attached to this planning permission:

- Application Boundary Plan (Ref: NJL002 50394_SP(90)01 Rev H)
- Hybrid Application Elements Plan (Ref: NJL002)
- Improved School/College Access onto Stanley Road (Ref: SK21571-11)
- Block Plan (Ref: 0000-FBA-00-XX-DR-A-05_10-300 Rev P1)
- Level 00 Floor Plan Sheet 1 of 2 (Ref: 3255-FBA-00-00-DR-A-00_10-000 Rev P2)
- Level 00 Floor Plan Sheet 2 of 2 (Ref: 3255-FBA-00-00-DR-A-00_10-001 Rev P1)
- Level 01 Roof Plan Sheet 1 of 2 (Ref: 3225-FBA-00-01-DR-A-00_10-100 Rev P1)
- Level 01 Roof Plan Sheet 2 of 2 (Ref: 3225-FBA-00-01-DR-A-00_10-101 Rev P1)
- Location Plan for School Site (Ref: 3225-FBA-00-00-DR-A-05_10-100 Rev P1)
- Proposed Elevations (Ref: 3225-FBA-00-XX-DR-A-00_10-51 Rev P2)
- Proposed Elevations (Ref: 3225-FBA-00-XX-DR-A-00_10-52 Rev P2)
- Site and Building Sections (Ref: 3255-FBA-00-XX-DR-A-00_10-10 P2)
- Site and Building Sections (Ref: 3255-FBA-00-XX-DR-A-00_10-11 P2)
- Site Plan as Existing Showing parameters for Future Development (Ref: 0074(06)03 Rev C)
- Site Plan as Proposed Showing Parameters for Development (Ref: 0074(06)04 Rev B)
- Site Plan as Proposed PHASE A - Sports Pitch (Ref: 0074(06)101 Rev C)
- Site Plan as Proposed PHASE B – School (Ref: 0074(06)102 Rev C)
- Site Plan as Proposed PHASE C – Reception (Ref: 0074(06)103 Rev C)
- Site Plan as Proposed PHASE D - Sports Hall (Ref: 0074(06)104 Rev C)
- Site Plan as Proposed PHASE E – College (Ref: 0074(06)105 Rev C)
- Site Plan as Proposed PHASE F – Dockray (Ref: 0074(06)106 Rev C)
- Site Plan as Proposed PHASE G - South Carpark (Ref: 0074(06)107 Rev C)
- Site Plan as Proposed PHASE H - North Carpark (Ref: 0074(06)108 Rev C)
- Development Implications – Proposed Tree Loss (Ref: 2521/P12b)
- Tree Protection Strategy (Ref: 2521/P13b)

2) No development in an element shall commence until a method statement detailing how construction work will be undertaken for that element has been submitted to and

approved in writing by the Local Planning Authority. The method statement shall include details on:

- hours of construction work and construction related deliveries;
- access arrangements, turning and manoeuvring facilities;
- any material reclamation and removals from site and material deliveries to site;
- vehicle routing to and from the site;
- the provision on site of areas for plant, site huts and site facilities;
- the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from the development of the site;
- any required and necessary traffic management;
- signage, hoardings and scaffolding;
- where materials will be loaded, unloaded and stored;
- contractor parking arrangements;
- measures to prevent the discharge of detritus from the site and clean construction vehicle wheels prior to leaving site; and
- bird mitigation measures during construction including any periods of earthworks and flooding that may occur on the site in order to safeguard the operational safety of Manchester Airport.

An element of the development shall not proceed except in accordance with the approved method statement for that element.

3) Prior to occupation of the development hereby approved noise mitigation measures shall be carried out in accordance with the recommendations contained within the submitted Sandy Brown Acoustic planning report dated 27 November 2015, or any revised assessment required pursuant to the approval of other conditions of this consent. Any revised assessment shall be submitted to and approved in writing by the local planning authority before commencement of the relevant element of the development to which it relates and shall be implemented in full.

4) No existing tree and hedgerows within the site shall be cut down, topped, lopped, uprooted, wilfully damaged or wilfully destroyed without the prior written approval of the local planning authority, with the exception of those indicated otherwise on approved plan Development Implications – Proposed Tree Loss (Ref: 2521/P12b). Any hedgerows, woody plants or shrubbery removed without such consent or dying or being severely damaged or being seriously diseased, within 5 years of the development commencing, shall be replaced within the next planting season with trees of such size and species as may be approved in writing by the local planning authority.

5) No development shall take place in an element of the development until all existing trees and hedgerows within that element, except those shown to be removed on the approved plans, have been fenced off in accordance with BS 5837:2012 "Trees in relation to construction - Recommendations" and approved plan ref: Tree Protection Strategy - 2521/P13b. The fencing shall be retained during the period of construction and no work,

excavation, tipping or stacking of materials shall take place within any such fence during the construction period.

6) No development of any element shall take place until either:

- a) a licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2017 authorising the element to go ahead has been submitted to the local planning authority; or
- b) a statement in writing from Natural England confirming it does not consider that the development of that element requires a licence has been submitted to the local planning authority.

7) All elements of the development shall be carried out in accordance with the recommendations in section 6 of the TEP Ecological Assessment Report (November 2018) as appended to the ES Addendum at Appendix 4.10 and associated detailed mitigation strategies for Bats (Bat Favourable Conservation Method Statement December 2018 – Appendix E to the Bat Mitigation Strategy in Appendix 4.9 of the E.S.A.) and Amphibians (section 4 of the TEP Mitigation Strategy at Appendix 4.6 to the ESA) unless otherwise required by condition 6 of this planning permission.

8) No element of the development shall take place until a Construction Environmental Management Plan (CEMP) for that element has been submitted to and approved in writing by the local planning authority. The CEMP shall include:

- a) risk assessment of potentially damaging construction activities;
- b) identification of 'biodiversity protection zones';
- c) measures and sensitive working practices to avoid or reduce impacts during construction including in respect of external lighting;
- d) location and timing of sensitive works to avoid harm to biodiversity;
- e) times during construction when specialist ecologists need to be present on site to oversee works;
- f) responsible persons and lines of communication;
- g) roles and responsibilities on site of an ecological clerk or works (EcOW) where one is required;
- h) use of protective fences, exclusion barriers and warning signs;
- i) measures to manage and/or eradicate invasive species.

The development shall be carried out in accordance with the approved CEMP throughout the construction period.

9) Prior to an element of the development being brought into use, a Landscape and Ecological Management Plan (LEMP) for that element shall be submitted to and be approved in writing by the LPA. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed;
- b) Ecological trends and constraints on site that might influence management;

- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g) Details of the body or organisation responsible for implementation of the plan;
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The development will be implemented in accordance with the approved details.

10) Prior to an element of the development being brought into use, a lighting design strategy for biodiversity for areas to be lit in that element shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and badgers 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) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

11) The installation of external lighting in an element shall not commence until full details of the lighting required for that element of the development (during construction and for the completed element of development) have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme should be designed so as not to breach Manchester Airport's Obstacle Limitation Surfaces and shall specify that lighting be of flat glass, full cut off design with horizontal mountings and no light spill above the horizontal. The development shall be implemented in full accordance with the approved details.

12) Prior to an element of the development being brought into use, a scheme detailing how the recommendations of the submitted Crime Impact Statement (Ref: version B: 27/11/2015) for that element will be implemented shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Conditions relevant to the detailed school and campus elements

13) Space for no less than:

- a) 14 electric charging car bays;
- b) 6 powered two-wheelers (motorcycles, mopeds and scooters);
- c) 20 cycles; and
- d) Sheffield stands or similar for a minimum of 6 cycles

shall be provided across the school and campus elements of the development. No element shall be brought into use until details of such parking provision have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented in full and the parking provision made available for use prior to first use of the element. The approved details shall be retained and remain available for use thereafter.

14) The new school and campus facilities hereby permitted shall only be used for the provision of education and care for children and young persons with complex and severe learning disabilities and for related and ancillary purposes unless otherwise permitted through the approval of details submitted pursuant to another condition of this planning permission.

15) Where sports facilities are provided as part of the development, prior to that part of the development being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme(s) shall be implemented upon commencement of use of the development.

16) No development of an element shall take place until an investigation and risk assessment into contamination and ground gas for that element, in accordance with the recommendations set out at page 21 of the Hydrock Study dated October 2015 (Ref: R/14802/004), has been carried out, submitted to and approved in writing by the local planning authority.

The investigation and risk assessment shall include recommendations for remedial action, where required, and the development of an element shall not be occupied until the approved recommendations for that element have been implemented in full.

A validation report assessing the effectiveness of the remediation carried out shall be submitted to and approved in writing by the local planning authority within 6 months of completion of each element. The report shall specify any further remediation measures necessary and indicate how and when these measures will be undertaken. Any recommendations contained within approved validation report(s) shall be implemented in full.

Conditions specifically relevant to the detailed school element of the proposal

17) The development shall commence within three years of the date of this planning permission.

18) The development hereby approved shall not be brought into use until the relevant internal access roads and pedestrian walkways for the detailed school element have been constructed, drained, surfaced, marked out, provided with dropped crossings, provided with visibility splays, signed and lit in accordance with details and drawings that have previously been submitted to and approved in writing by the Local Planning Authority. The means of access shall be retained and available for use thereafter.

19) No work shall take place in respect of the construction of the car parking, minibuss parking and drop off/pick up facilities to be provided for the detailed school element until detailed drawings of the areas have been submitted to and approved in writing by the Local Planning Authority. Details shall include how the parking and drop off areas will be constructed, surfaced, drained, marked out, designated for electric vehicle parking, motorcycles, and cycles (including the provision of cycle stands), signed and managed, and any illumination (either permanent or motion controlled).

The development hereby approved shall not be brought into use until the relevant parking areas have been provided in accordance with the approved details and drawings and are available for use. The parking and drop off facilities shall thereafter be retained and shall remain available for use.

20) The detailed school element hereby approved shall not be brought into use until the Campus Framework Travel Plan (Ref: SK21571_FTP01E), so far as it is relevant to the detailed school element, has been brought into operation. The Plan shall be operated at all times that the development is in use and shall be reviewed and updated on an annual basis in accordance with details outlined in the Campus Framework Travel Plan and in accordance with current national, regional and local best practice guidance.

21) No development of the school building above ground level shall take place until samples of all external facing materials have been submitted to and approved by the local planning authority in writing. The relevant works shall be carried out in accordance with the approved sample details.

22) The detailed school element shall provide foul drainage in accordance with the Aecom Foul and Surface Water Drainage Layout (Ref: 03155523 Sheet 1 and Sheet 2 P1) unless any findings arising from any detailed ground investigation approved under separate conditions to this consent require any amendment to be made.

If amendment is required, then prior to commencement of the detailed school element, further details shall be submitted to and approved in writing by the local planning authority and thereafter the school element shall be implemented in accordance with such approved details.

23) Notwithstanding the approved plans and before development of the 'outline school element' commences, a detailed surface water drainage scheme that prioritises the use of the most sustainable surface water drainage systems based on the findings of a detailed ground investigation shall be submitted to and approved in writing by the local planning authority. The scheme shall include a timetable for implementation; take account of advice received from the Council as lead local flood authority and other relevant agencies and providers; satisfy the minimum unattenuated run-off rates set out in Policy SD-6 of the Stockport Core Strategy DPD; include maintenance arrangements to ensure an acceptable standard of operation for the lifetime of the development and where possible provide multifunctional benefits.

The approved scheme shall be implemented in full in accordance with the approved timetable for implementation.

24) Notwithstanding the submitted landscaping and fencing plans (Ref: School Site Landscape Proposals 1028.01 and School Site Fencing Plan 1028.02), a detailed landscaping plan shall be submitted to and approved in writing by the local planning authority prior to first use of the building hereby approved. The scheme shall:

- take full account of other requirements imposed by conditions relating to the 'detailed school element' including in respect of sustainable surface water drainage and the proposed landscape and visual impact mitigation measures set out in Section 7.5.1 of the revised Environmental Statement Chapter on Landscape and Visual Impacts;
- include detailed planting proposals together with additional planting to soften the appearance of the fence line along its southern boundary;
- include a timetable for implementation;
- include maintenance and management measures;
- include details of fencing and enclosures (including colour) that do not prevent the movement into and across the site by protected species including hedgehogs and other protected species; and
- include details of bird and bat box provision.

The approved landscaping plan shall be implemented in full in accordance with the approved timetable for implementation.

25) The detailed school element of the development shall be implemented in full accordance with the submitted NJL Consulting Sustainability Statement dated February 2016.

Conditions relevant to the outline campus proposals

26) Notwithstanding the list of approved plans attached to this consent, the outline campus element shall be carried out in accordance with the following approved parameter plans unless otherwise required by any other condition attached to this planning permission:

- Site plan as existing showing parameters for future development (Ref: 0074(06)03 C)
- Site plan as proposed showing parameters for development (Ref: 0074(06)04 B)

27) The outline campus element shall be constructed sequentially in accordance with the following approved phasing plans:

- Site Plan as Proposed PHASE A - Sports Pitch (Ref: 0074(06)101 Rev C)
- Site Plan as Proposed PHASE B – School (Ref: 0074(06)102 Rev C)
- Site Plan as Proposed PHASE C – Reception (Ref: 0074(06)103 Rev C)
- Site Plan as Proposed PHASE D - Sports Hall (Ref: 0074(06)104 Rev C)
- Site Plan as Proposed PHASE E – College (Ref: 0074(06)105 Rev C)

- Site Plan as Proposed PHASE F – Dockray (Ref: 0074(06)106 Rev C)
- Site Plan as Proposed PHASE G - South Carpark (Ref: 0074(06)107 Rev C)
- Site Plan as Proposed PHASE H - North Carpark (Ref: 0074(06)104 Rev C)

28) Approval of the layout, scale, appearance and landscaping of the outline campus element (hereinafter called "the reserved matters") shall be obtained from the local planning authority before any part of the outline campus element is commenced.

29) Applications for the approval of 'reserved matters' must be made not later than the expiration of five years beginning with the date of this permission and the outline campus element must be begun not later than the expiration of two years from the final approval of reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

30) Any application for reserved matters shall be in accordance with the landscape and visual impact mitigation measures set out in Section 7.5.1 of the revised Environmental Statement Chapter on Landscape and Visual impacts, unless otherwise required by any other condition of this planning permission.

31) No work shall take place in respect to the construction of the approved site access on Stanley Road until detailed drawings of the access, based on approved drawing Improved School/College Access onto Stanley Road Ref: SK21571-11, which shall include:

- a) full construction details for the carriageway and footway areas;
- b) relocation of any affected street furniture;
- c) the provision and protection of visibility splays measuring minimum of 2.4m by 43m;
- d) alterations to the bus stop adjacent to the access to provide accessible kerbs and raised platform;
- e) full surface water drainage details;
- f) street lighting details;
- g) the provision of a dropped kerb footway crossings; and
- h) any measures (gates, barrier or similar) to manage access to and from the site.

have been submitted to and approved in writing by the Local Planning Authority.

The development hereby approved shall not be brought into use until the means of access for vehicular and pedestrian traffic has been constructed in accordance with the approved details and drawings and is available for use. No structure, object, plant or tree exceeding 1000mm in height shall subsequently be erected or allowed to grow within the visibility splays and the means of access and visibility splays shall be retained for the planning life of the outline campus element.

32) Each phase of the outline campus element hereby approved shall not be brought into use until the internal access roads and pedestrian walkways serving that phase have been constructed, drained, surfaced, marked out, provided with dropped crossings, provided with visibility splays, signed and lit in accordance with details and drawings that have previously been submitted to and approved in writing by the Local Planning Authority. The internal

access roads and pedestrian walkways shall be retained in accordance with the approved details and drawings and available for use thereafter.

33) No work shall take place in respect of the construction of the car parking, mini bus parking and drop off/pick up facilities to be provided for each phase of the outline campus element until detailed drawings of the areas have been submitted to and approved in writing by the Local Planning Authority. Details shall include how the parking and drop off areas will be constructed, surfaced, drained, marked out, designated for electric vehicle parking, motorcycles, and cycles (including the provision of cycle stands), signed and managed, and any illumination (either permanent or motion controlled).

Each phase of the outline campus element hereby approved shall not be brought into use until the relevant parking areas have been provided in accordance with the approved details and drawings and are available for use. The parking and drop off facilities shall thereafter be retained and shall remain available for use.

34) Notwithstanding the approved plans and before development of the 'outline campus element' commences, a detailed foul and surface water drainage scheme that prioritises the use of the most sustainable surface water drainage systems based on the findings of a detailed ground investigation shall be submitted to and approved in writing by the local planning authority. The scheme shall include a timetable for implementation; take account of advice received from the Council as lead local flood authority and other relevant agencies and providers; satisfy the minimum unattenuated run-off rates set out in Policy SD-6 of the Stockport Core Strategy DPD; include maintenance arrangements to ensure an acceptable standard of operation for the lifetime of the development and where possible provide multifunctional benefits.

The approved scheme shall be implemented in full and in accordance with the approved timetable for implementation.

35) The 'outline campus element' shall be operated in full accordance with the submitted and approved Campus Framework Travel Plan. The approved travel plan shall be operated at all times that the 'outline campus element' is in use and shall be reviewed and updated on an annual basis in accordance with details outlined in the approved plan in accordance with current national, regional and local best practice guidance.

36) No phase of the 'outline campus element' development shall commence until an Energy Statement detailing how development in that phase will minimise CO2 emissions, including through the use of micro-renewables, has been submitted to and approved in writing by the local planning authority. Each Energy Statement shall include a timetable for implementation. The recommendations of the approved Energy Statement(s) shall be implemented in full in accordance with the approved timetable for implementation.

Conditions relevant to the outline housing element of the proposal

37) Approval of the layout, scale, appearance, access and landscaping of the outline housing element (hereinafter called "the reserved matters") shall be obtained from the local planning authority before any part of the development is commenced.

38) If reserved matters are proposed on a phased basis then the first application for reserved matters shall include a phasing plan showing the amount and type of public open

space in each phase, the amount and location of affordable housing in each phase and access connections between each phase of the development. The development shall be implemented in full accordance with the approved phasing plan unless a revised phasing plan is submitted to and approved in writing by the local planning authority pursuant to a subsequent reserved matters application. If a revised phasing plan(s) is approved in writing by the local planning authority then the development shall be implemented in full accordance with the revised phasing plan(s).

39) Applications for the approval of 'reserved matters' must be made not later than the expiration of five years beginning with the date of this permission and the outline housing element must be begun not later than the expiration of two years from the final approval of reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

40) Any application for reserved matters shall be in accordance with the landscape and visual impact mitigation measures set out in Section 7.5.1 of the revised Environmental Statement Chapter on Landscape and Visual Impacts, unless otherwise required by any other condition of this planning permission.

41) Access to the outline housing element shall be provided in accordance with the principles contained within the submitted SK Transport Planning Technical Note dated 21 November 2017 including the Indicative Four-Arm Signalised Junction drawing numbered SK21441-43 in Appendix B. Any application for reserved matters in respect of access shall be in full accordance with the access principles set out in the Technical Note.

42) Before development of the outline housing element commences, a scheme for the provision of off-site highway improvements including the provision of new pedestrian crossings on Wilmslow Road, relocated bus stops on Wilmslow Road and the widening of footways or use of carriageway to provide dedicated cycle routes along Wilmslow Road in accordance with the principles established in the SK Transport Planning Technical Note dated 03 March 2017 shall be submitted to and approved in writing by the local planning authority. The approved scheme shall include a timetable for implementation. The approved scheme shall be implemented in full in accordance with the approved timetable for implementation.

43) No phase of outline housing element shall commence until a programme of archaeological work for that phase, including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- a) The programme and methodology of investigation and recording;
- b) The programme for post investigation assessment;
- c) Provision to be made for analysis of the site investigation and recording;
- d) Provision to be made for publication and dissemination of the analysis and records of the site investigation;
- e) Provision to be made for archive deposition of the analysis and records of the site investigation;
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The development shall be implemented in full accordance with the approved programme(s).

44) Based on the findings of the submitted Hydrock Ground Investigation ref: R/14802/006 Issue 2, no dwelling hereby approved shall be occupied until all works necessary to prevent landfill gas migration into the development have been submitted to and approved in writing by the local planning authority and carried out in full.

45) Before development of the 'outline housing element' commences, a detailed foul and surface water drainage scheme that prioritises the use of the most sustainable surface water drainage systems based on the findings of a detailed ground investigation shall be submitted to and approved in writing by the local planning authority. The scheme shall include a timetable for implementation; take account of advice received from the Council as lead local flood authority and other relevant agencies and providers; satisfy the minimum unattenuated run-off rates set out in Policy SD-6 of the Stockport Core Strategy DPD; include maintenance arrangements to ensure an acceptable standard of operation for the lifetime of the development and where possible provide multifunctional benefits.

The approved scheme shall be implemented in full and in accordance with the approved timetable for implementation.

46) No phase of the 'outline housing element' development shall commence until an Energy Statement detailing how the development in that phase will minimise CO2 emissions, including through the use of micro-renewables, has been submitted to and approved in writing by the local planning authority. Each Energy Statement shall include a timetable for implementation. The recommendations of the approved Energy Statement(s) shall be implemented in full in accordance with the approved timetable for implementation.

47) The number of dwellings approved by this planning permission shall not exceed 325.