

Manchester City Council
P O Box 532
Town Hall
Manchester
M60 2LA

Tilbury Douglas
Woodhouse Drive
Wigan
WN6 7NT

Prospect House SEN

Re: Planning Application Ref. 124767/FO/2019

Dear Sirs

Please find enclosed list of drawings and documents to discharge the below planning conditions

Condition 5 - Prior to the first use of the development, details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

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

See attached 30186 Prospect House MMP, Photos

Condition 11 - Prior to the first use of the development, fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences

See attached drawings FS0831-HEC-B1-GF-DR-M-5701, FS0831-HEC-B1-GF-DR-M-5702, FS0831-HEC-B1-GF-DR-M-5703

Condition 12 - Prior to first use of the development any external equipment, insulation, externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The approved scheme shall be completed before the premises is occupied.

Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

See attached document 1705872 – Prospect House SEN School – 210 805

Condition 13 - Prior to first use of the development a scheme for the storage and disposal of refuse (including provision of pulpable recycling and food waste), shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development, be in place prior to first use and shall remain in situ whilst the use or development is in operation.

See attached drawings FS0831-DEP-00-XX-DR-L-0010, FS0831-DEP-00-XX-DR-L-0013, FS0831-JMA-01-ZZ-DR-A-900004-A5 and MCC Waste Management Strategy

Condition 15 - Prior to the first use of the development hereby approved, a scheme of highway works in relation to the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following:

- o A section of pedestrian guardrail to be placed on the existing footway as a highway safety measure for students.
- o Relocate an existing telegraph and potentially street lighting column 02
- o Adjacent section of existing footway to be resurfaced.

See attached drawings FS0831-SUT-ZZ-XX-DR-C-650-001, FS0831-SUT-ZZ-XX-DR-C-650-002

Condition 17 - Prior to the first use of the development hereby approved, a site traffic management plan in relation to the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this should include:

- o Arrangement to utilise the minibus drop-off area for part-time lunchtime staff should be explored and encouragement for staff modal shift via the travel plan
- o Minimise impact on surrounding streets

See attached Transport Brief Prospect House

Condition 19 - Prior to first use, details of the specifications, elevations, siting and appearance of the secured cycle storage and shelter for 10 no. cycle spaces shall be submitted to and approved in writing by the City Council as local planning authority. The agreed details shall be fully implemented prior to the first use of development, retained and maintained thereafter.

See attached letter 4264 Condition 19 DEP Letter 14062021

Condition 20 - Prior to the first use of development hereby approved, details of the opening hours shall be submitted for approval in writing by the City Council as local Planning Authority. The approved hours shall then be implemented and remain in place for as long as the development remains in use.

See attached Prospect School Opening Hours

Condition 25 - Prior to the use of the development hereby approved, details of the provision of bird boxes and 2 no. bat roosting provisions, including number of units, specifications and the locations shall be submitted for approval in writing by the City Council, as Local Planning Authority.

See attached drawing FS0831-DEP-00-XX-DR-L-0032

Condition 26 - Prior to first use, and notwithstanding the details shown, any roller shutters to be installed at the building shall be submitted to and approved in writing by the City Council as Local Planning Authority. These details shall include scaled elevational and crosssectional drawings and manufacturer's specification details. The roller shutters shall then be implemented in accordance with the approved details. For the avoidance of doubt shutters shall be internal.

See attached drawing Q/22781/21 and Artisan Doc

Condition 27 - Notwithstanding drawing 'General Arrangement Plan FS0831-DEP-00-XX-DR-L0001 Rev C' stamped and received by the City Council as Local Planning Authority on 6 September 2019, prior to the first use of the development and notwithstanding the submitted plans' full details and elevations, including the position, design, height and materials of any boundary treatment, including any gated access, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The agreed details shall be implemented, retained and maintained until the development is in situ.

See attached drawings FS0831-DEP-00-XX-DR-L-0014, FS0831-DEP-00-XX-DR-L-0030, FS0831-DEP-00-XX-DR-L-0031, FS0831-DEP-00-XX-DR-L-0033,

Condition 29 - Prior to first use of the development hereby approved, a Community Use Management Strategy for the use of hydrotherapy and assembly hall for community use shall be submitted for approval in writing by the City Council as Local Planning Authority. For the avoidance of doubt this shall include details of the opening hours, car parking management and travel planning. The approved strategy shall be implemented upon the first use of development and thereafter remain in place for as long as the development remains in use.

See attached community use Document

Yours Faithfully



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