

Planning

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Manchester M60 2LA

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	56
Suffix	
Property name	
Address line 1	Bank House Road
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M9 8LT

Description of site location must be completed if postcode is not known:

Easting (x)	385148
Northing (y)	403512

Description

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2. Applicant Details

Title	mr
First name	carl
Surname	brown
Company name	Tilbury Douglas
Address line 1	woodhouse drive
Address line 2	
Address line 3	
Town/city	wigan

2. Applicant Details

Country	
Postcode	wn6 7nt
Are you an agent acting on behalf of the applicant?	
☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	mr
First name	carl
Surname	brown
Company name	Tilbury Douglas
Address line 1	woodhouse drive
Address line 2	woodhouse drive
Address line 3	
Town/city	wigan
Country	
Postcode	wn6 7nt
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of a new single storey primary school building, together with a multiuse games area (Use Class D1), access, landscaping, boundary treatment and other associated works

Reference number

124767/FO/2019

Date of decision (date must be pre-application submission)	12/12/2019
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Please state the condition number(s) to which this application relates

Condition number(s)

conditions 5,11,12,13,15,17,19,20,25,26,27 and 29

4. Description of the Proposal

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

08/03/2021

Has the development been completed?

☐ Yes ☒ No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes ☒ No

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

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 pulvable 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-D

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

08/11/2021