

Our Ref: 784-B118318

Your Ref: PP-10495618

FAO: Sue Wills

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

06 January 2022

Dear Sue,

**SUBJECT: CO-OP BELLE VUE ACADEMY, HYDE ROAD, GORTON, MANCHESTER, M12 5AL
APPLICATION TO DISCHARGE CONDITIONS ON PERMISSION 129076/FO/2021**

On behalf of our client, Sir Robert McAlpine Construction, we have been instructed to submit an application to discharge planning conditions associated with planning permission 129076/FO/2021 at the above site. Permission on the site was granted on 28th April 2021 for the following development description:

“CITY COUNCIL DEVELOPMENT Erection of a part three, part two storey detached school building (Class F1) with associated sports facilities, access, car parking arrangements, landscaping and boundary treatments following the demolition of existing cinema building”

The conditions associated with this permission which are requested to be discharged as part of this application submission are:

- Condition 4: Building materials;
- Condition 11: Electric vehicle charging points;
- Condition 17: Piling foundations;
- Condition 20: Air quality mitigation measures (partial discharge);
- Condition 30: Tree felling - Reasonable Avoidance Measures;
- Condition 31: Tree inspections;
- Condition 36: Accessibility Details;
- Condition 37: Gate and Barrier Details; and
- Condition 38: Boundary Treatments.

This application is accompanied with supporting documents and information which are identified in detail further in this letter. The fee in the amount of £116 has been paid for via the Planning Portal's online payment system.

Condition 4 – Building Materials

The condition requires samples and specifications of all materials which are to be used on the external elevations of the development to be submitted prior to the commencement of above ground works. The proposed palette of external materials to be used is detailed on the following drawing:

- Elevational Treatments, Dwg no.009433 01-XX-DR-A-020002 P03

Samples of the aforementioned brick types have been sent to the Council and have been informally agreed prior to the submission of this application.

Condition 11 – Electric Vehicle Charging Points

The condition requires the submission of details relating to the provision of electric vehicle charging points on the site. the application is accompanied with the following information:

- Electrical Services External Services Combined M&E Layout (dwg ref: 099433 01-XX-DR-I-910014 P04);
- Parking Plan (dwg ref: 009433-IUL-00-XX-DR-J-J960001 P01); and
- Technical Submittal Sheet prepared by Integral.

The submitted information demonstrates that 10 electric vehicle charging points will be provided. The client has confirmed a further 10% of the remaining parking spaces will be future-proofed to allow for additional electric vehicle charging points to be installed if and when the demand arises. Low voltage duct routing is to be installed within the car park to allow for this, as shown on the supporting Electrical Services plan.

Condition 17 – Piling Foundations

The condition restricts the use of piling, or any other penetrative methods, for foundation design unless written consent is obtained from the Council. The contractor has confirmed that no such methods will be required on site as part of the construction process. As such the requirement of the condition to submit details for discharge is not required. Consequently, as part of this application we request written acknowledgement that condition 17 will not require formal discharge.

Condition 20 – Air Quality Mitigation Measures

The condition is split into two parts; Part A specifies that, prior to the commencement of above ground works, mitigation measures to safeguard air quality should be submitted to the Council. Part B is required to be discharged prior to occupation to verify the aforementioned measures have been implemented. Given this split, we are currently only applying for a partial discharge of this condition (part A).

Measures which are proposed to be incorporated into the design include the following:

- A cycle hub with capacity for 120 bicycles will be provided on site as shown on the supporting Parking Plan provided, (final specification details of which will be submitted as part of a future discharge of conditions application);
- Electric vehicle charging points. As set out in the submitted information for Condition 11, 10 electric vehicle charging points will be provided initially and additional spaces will be future-proofed to increase the provision should the need arise;
- Consideration has been given to the windows which front along Hyde Road. Our client has confirmed that the classrooms along this elevation will utilise non-opening windows with mechanical vents, which will provide protection against any fumes and air quality impacts associated with vehicles along Hyde Road for school users;
- Inclusion of low temperature hot water heating systems and energy efficient boilers, details of which are provided;
- Mechanical Services Scoping Document;
- Varmax boiler heating system specification;
- With reference to the Air Quality Assessment which was submitted as part of the application for the main school (permission reference: 129076/VO/2021), prepared by WYG. The report considered that the proposed development would result in a negligible change to air quality in nearby receptors.

These measures cumulatively will ensue that emissions are reduced to a low level and that users of the site will not be exposed to poor air quality.

Condition 30 – Tree Felling - Reasonable Avoidance Measures

The condition required a Reasonable Avoidance Methods Statement be submitted to the Council should any works be carried out to trees identified as having low bat roost potential. In accordance with the conditions requirements, the application is accompanied by a Method Statement, prepared by Britannia Ecological Solutions Ltd.

- Method Statement – Trees In Relation to Bats (Britannia Ecological Solutions Ltd).

Condition 31 – Tree Inspections

The condition relates specifically to tree refs T16 and T19, and trees within Group 8 as listed in the approved aboricultural assessment. It states that pre-commencement checks are required to be completed prior to any works on these identified trees / groups, as well as an activity survey for bats, and the results be submitted to the Council. It also requires any mitigation measures which arise from the inspections and surveys to be implemented accordingly.

The necessary bat inspection and activity surveys have been undertaken of the aforementioned trees in compliance with the requirements of the planning condition. No evidence of bats or bat roosts at the identified trees were observed. The findings of the survey are provided with this application.

- Bat Activity Survey – Britannia Ecological Solutions (September 2021).

Condition 36 - Accessibility Details

The condition requires the submission of details of access to the development for persons with mobility impairments. This letter is accompanied by a plan (dwg ref: 09433 01-XX-DR-L-910022) P01).

The plan demonstrates that access routes suitable for those with mobility impairments are available from Hyde Road to the north and Kirkmanshulme Lane to the south and include relevant measurements for path widths and gradients.

Condition 37 – Gate and Barrier Details

The condition requires the submission of final details of the proposed gate and barriers to the site. as per the conditions requirements, the application is accompanied by the following:

- Fencing and Security Plan (dwg ref: 009433 01-XX-DR-L-910004 P04);
- Gate Type Plan (dwg ref: 01-XX-DR-L-910016 P04);
- Sliding Gate Handling Form;
- Specification sheet for 9000 Sliding Gates; and
- Specification sheet for 5000-21 STD Barrier.

Condition 38 – Boundary Treatments

The condition requires the development be implemented in accordance with the approved boundary treatment details (dwg ref: 009433 01-XX-DR-L-(10004 rev P04), or in accordance with alternative details which are first submitted to and agreed by the Council.

Since the approval of the application, minor changes are now proposed to the boundary treatments as a response to the site's characteristics, this includes alterations to avoid a small section of woodlands and also amending the location of the gate on the access road to Kirkmanshulme Lane to a more appropriate location.

In accordance with the requirements of the condition, this application is accompanied by a series of plans (Landscape Setting Out sheets 1-4) which show the amended boundary treatment details.

We trust the information enclosed along with this application is sufficient to discharge the aforementioned condition. Please do not hesitate to contact me if you have any questions or require any further information.

Yours sincerely



Chris Bradshaw

Senior Planner

Tetra Tech Environment Planning Transport Limited.