



6th Floor, 1 City Square
Leeds
LS1 2AL

T: +44 (0)8449 02 03 04
F: +44 (0)113 280 8080

avisonyoung.co.uk

Our Ref: 05B707176



28th May 2022

Sue Wills
Planning and Building Control
Development Management (North)
Growth and Neighbourhood Directorate
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Sue,

**Application for discharge of Conditions 7, 10 and 21 of planning permission 124763/JO/2019
- Land off Rayburn Way, Manchester**

Avison Young (UK) Limited has been instructed by Wates Construction Ltd. to submit the above application for the discharge of Conditions 7, 10 and 21 of planning permission 124763/JO/2019 (formerly Conditions 8, 11 and 22 of planning permission 118805/FO/2018).

This application is submitted via the planning portal with reference number PP-11254852.

Further information submitted with this application is detailed below.

Condition 7 - Travel Plan

Within six months of the first use of the development, a revised Travel Plan which is consistent with the Framework Travel Plan submitted as part of the application and which takes into account the information about travel patterns gathered following the opening of the school shall be submitted to and approved in writing by the City Council as local planning authority. This should include the monitoring of the utilisation of cycle spaces with the requirement to review additional storage provision when 90% utilisation is reached, and monitoring of the utilisation of school buses.

Please find enclosed the following:

- TP01A - Travel Plan, 25/05/22

Condition 10 - Uncertified Sustainability Review

The development hereby approved shall undergo an Uncertified Sustainability Review to demonstrate the achievement of a BREEAM rating of at least 'very good'. A post construction Sustainability Review document demonstrating achievement of a BREEAM rating of at least 'very good' shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the buildings hereby approved is first occupied. The Sustainability Review document will provide evidence once the buildings have been erected that they have been built in accordance with the relevant BREEAM criteria based on the current appropriate BRE manual and has incorporated feasibility measures to minimise the environmental impact and energy use.

Please find enclosed the following:

- Letter from Wates Construction Ltd., Sustainability BREEAM 2014 New Construction – Post-Completion Stage, dated 23 May 2022

Condition 21 - Implementation, maintenance and management of the approved surface water drainage scheme

No development hereby permitted shall be occupied until full details of the implementation, maintenance and management of the approved surface water 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.*

Please find enclosed the following:

- Eden Manchester Drainage Progress Photos
- 382220-MMD-CH-00-DR-D-0001 C11 - Below Ground Drainage General Arrangement
- 382220-MMD-CH-00-DR-D-0002 C11 - Below Ground Drainage Boys School General Arrangement
- 382220-MMD-CH-00-DR-D-0003 C10 - Below Ground Drainage Girls School General Arrangement
- 382220-MMD-CH-00-DR-D-0005-C10 - Below Ground Drainage Surface Water Manhole Schedule
- 382220-MMD-CH-00-DR-D-0007-C09 - Below Ground Drainage Foul Water Manhole Schedule

Regarding management and maintenance, the following statement included within the approved Flood Risk Assessment (December 2017, Rev P04), paragraph 3.3.1 remains current:

Visual inspections of all private drainage systems on site; specifically gullies, drainage channels, catchpits, inspection chambers and manholes to be carried out every 6 months for the first year and

every 12 months thereafter. Cleaning and jetting requirements of the system to be carried out based on the results of the visual inspection.

Frequency and methodology of geocellular storage inspection and maintenance to be based on the manufacturers recommendations.

Oil separator systems to use telemetry systems to monitor performance and indicate when the separator requires emptying.

Maintenance of the drainage systems is the responsibility of Tauheedul Education Trust [now known as Star Academies].

I look forward to receiving confirmation that this application has been validated. Please don't hesitate to contact me should you have any questions or if you would like any additional information.

Yours sincerely



Anne Hargreaves MRTPI

Director

07962360547

anne.hargreaves@avisonyoung.com

For and on behalf of Avison Young (UK) Limited