

Our Ref: 784-B118318

Your Ref: PP-09875999

FAO: Sue Wills

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

28 May 2021

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 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 the permission which are requested to be discharged are as follows:

- Condition 12: Surface Water Drainage Design;
- Condition 16: Site Investigation and Remediation;
- Condition 28: Invasive Species Method Statement; and
- Condition 29: Nesting Bird checks.

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 12 – Surface Water Drainage Design

The condition states that no development shall commence until details of surface water drainage works, designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems, are submitted to the Council for approval. The application is accompanied by the following documents and plans:

- Belle Vue Coop Academy Civils Specification, prepared by BDP;
- Site Wide Drainage Strategy General Arrangement sheet 1 of 3 (dwg ref: 009433-BDP-01-ZZ-DR-C-520001 P01)
- Site Wide Drainage Strategy General Arrangement sheet 2 of 3 (dwg ref: 009433-BDP-01-ZZ-DR-C-520002 P01)
- Site Wide Drainage Strategy General Arrangement sheet 3 of 3 (dwg ref: 009433-BDP-01-ZZ-DR-C-520003 P01)
- Typical Drainage Details sheet 1 of 2 1 of 3 (dwg ref: 009433-BDP-01-ZZ-DR-C-520301 P01)
- Typical Drainage Details sheet 2 of 2 1 of 3 (dwg ref: 009433-BDP-01-ZZ-DR-C-520302 P01)

Condition 16 – Site Investigation and Remediation

The condition requires a preliminary risk assessment be carried out to identify and evaluate any potential sources of ground or groundwater contamination and/or ground gas and their impacts before development commences. Should any risks of contamination be identified, then the condition specifies that development cannot commence until a scheme of site investigation, which includes remediation measures, to be submitted to the Council. The condition then requires the development to be carried out in accordance with the agreed remediation strategy.

The application is accompanied by a Ground Investigation report prepared by Hydrock. The sets out the desk top study which was undertaken as well as details of the site investigations and remediation and mitigation measures.

Condition 28 – Invasive Species Method Statement

The condition requires the submission of an invasive non-native species method statement (which includes specific aspects relating to Japanese Knotweed) prior to the commencement of development. In line with the conditions requirements, the application is accompanied by a method statement and management plan.

Condition 29 – Nesting Birds

The condition states that no clearance works shall commence on site between 1 March and 31 August in an year unless a detailed bird nest survey is conducted by a suitably qualified person immediately prior to clearance and confirmation that no bird nests are present have been submitted to the Council.

The application is accompanied by a letter from Britannia Ecological Solutions. The letter sets out a series of findings and recommendations following an on site survey which was conducted on 24th May 2021.

Summary

I trust the information enclosed along with this application is sufficient to discharge the aforementioned conditions. 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.

