

Our Ref: A113272

Your Ref: PP-09525450

FAO: Jennifer Connor

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

10 March 2021

Dear Jennifer,

**SUBJECT: CHORLTON HIGH SCHOOL SOUTH, MAULDETH ROAD WEST, CHORLTON
APPLICATION TO DISCHARGE CONDITIONS ON PERMISSION 124685/FO/2019**

On behalf of our client the Department for Education, we have been instructed to submit an application to discharge several conditions associated with planning permission 124685/FO/2019 at the above site. Permission on the site was granted on 15th November 2019 for the following development description:

“Construction of a part three, part two, part single storey building to provide a new secondary school with associated sports facilities and floodlighting, external landscaping, car park, cycle store and access as well as replacement outdoor provision for a police dog training area and police horse paddocks”

The conditions associated with the permission which are requested to be discharged are as follows:

- Condition 7 – Drainage Scheme Maintenance and Management;
- Condition 19 – Fume, Vapour and Odour Extraction Details;
- Condition 25 – Building Acoustics;
- Condition 26 – Plant and Equipment Acoustics;
- Condition 29 – Bat Roosting Provision;
- Condition 30 – Bird Box Provision; and
- Condition 34 – Tree Planting Scheme.

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 7 – Drainage Scheme Maintenance and Management

The condition specifies that the approved development cannot be occupied until details of the implementation, maintenance and management of the sustainable drainage systems are submitted and agreed by the Council. The details are to include: A verification report with supporting photographs, construction drawings of the system as built (if amended/ changed from construction drawings); and a maintenance and management plan for the lifetime of the development.

The following documents and plans have been produced in line with the Conditions requirements:

- Drainage Maintenance Schedule Report, produced by BDP;
- Self Delivery Ground Works Package-drainage QA Summary Statement, prepared by BAM;;
- Foul & Surface Water Drainage GA sheet 1 (dwg no. FS0765-BDP-XX-XX-DR-C-10001 rev C05);

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- Foul & Surface Water Drainage GA sheet 2 (dwg no. FS0765-BDP-XX-XX-DR-C-10002 rev C05); and
- Proposed Drainage Layout and Proposed Finished Levels (dwg no. FS0765-STRI-XX-Z0-DR-Y-90002-S4 rev C01).

Condition 19 – Fumes, Vapour and Odour Extraction Details

Requires the submission of a fume, vapour and odour extraction scheme prior to the occupation and use of the development. The following documents are submitted along with this application to satisfy the conditions requirements:

- Kitchen Fume Extract Statement, produced by BDP;
- Fume Extraction Information and Drawings Sheet;
- Kitchen Hoods drawing pack, produced by INOX;
- M&E Combined Services & Roof Plant Layout Sheet 1 of 2 (dwg no. FS0765-BAM-Z1-RF-DR-ME-73101 rev C1);
- M&E Combined Services & Roof Plant Layout Sheet 2 of 2 (dwg no. FS0765-BAM-Z1-RF-DR-ME-73102 rev C1);
- General Floor Kitchen & Servery General Arrangement (dwg no. FS0765-VCK-XX-00-DR-Y-1002 rev C02); and
- Longar Baffle Filter product information sheet.

Condition 25 – Building Acoustics

The condition requires the premises to be acoustically insulated and treated prior to the buildings first use in order to limit the breakout noise in accordance with the previously approved noise study. The application is accompanied by an Acoustic Design Strategy Report, produced by BDP, and a verification statement, produced by BAM, confirming the works have been undertaken in line with the approved noise report.

Condition 26 – Plant and Equipment Acoustics

The condition specifies that any externally mounted equipment is required to be acoustically insulated in order to secure a reduction in the noise levels emanating from the equipment. The insulation methods are to be set out in a scheme which is required to be provided to the Council prior to the first occupation of the development.

In line with the condition requirements, an External Plant Noise Assessment, produced by BDP, has been prepared to discharge the condition. It is understood that the requirements of the report were discussed and agreed with the Council.

Condition 29 & 30 – Bat Roosting and Bird Box Provision

Condition 29 specifies that bat roosting provision should be created on site, and that details of these are required to be submitted to the Council prior to the occupation of the development.

Condition 30 states that details of bird box provision should be submitted to the Council prior to the occupation of the development.

This application is accompanied by a Bird and Bat Box Mitigation Scheme report, which has been prepared by TEP. The report includes specifications of the bird and bat boxes which are to be installed on site as well as details of their location.

Condition 34 – Tree Planting Scheme

The condition requires the approval of a tree planting strategy (which includes details of numbers, locations, species and maintenance) in Chorlton Park prior to the occupation of the development.

The application is accompanied by a tree planting strategy, with an accompanying plan, which sets out the required details.

The tree planting scheme was discussed and agreed with both Manchester City Council Parks Department and the Friends of Chorlton Park group and was implemented in January 2020. The document includes images from November 2020 showing the status of the tree planting scheme and as proof of its implementation.

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.