

Our reference: 46-10w (5151271.010)

Your reference: 126283/FO/2020

Tel: +44 (0)1925 238000
Fax: +44 (0)1925 238500
alan.beningfield@atkinsglobal.com

F.A.O. Robert Griffin
Manchester City Council
Technical Support Team (Planning)
PO Box 532
Town Hall
Manchester
M60 2LA

atkinsglobal.com
snclavalin.com

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Dear Sir/Madam

Application number: 126283/FO/2020

Proposal: Erection of a detached single storey multi-functional teaching block, with associated welfare facilities, creation of new 40 space car parking and associated 6-metre-high lighting columns, access road and vehicular access from Culmere Road and installation of a Multi-Use Games Area.

Location: St Anthony's RC Primary School, Dunkery Road, Manchester, M22 0NT

Further to the Particulars of Decision Notice dated 23rd April 2020 and our subsequent discussions please see clarifications below regarding the phasing of the proposed development and selected 'Conditions' as listed.

Phasing

The proposed development for which this application relates comprises of three main elements:

- A) Erection of a single storey multi-functional teaching block, with associated welfare facilities within the existing school grounds.
- B) Provision of a new 40 bay staff car park including associated access road within the existing school grounds and new vehicle entrance to Culmere Road.
- C) Installation of a new artificial surface Multi Use Games Area within the existing school grounds.

Further to our discussions regarding the application, the proposed development is planned to be undertaken in two phases due to the CV-19 limitations under which the school are currently operating. The proposal being that the initial phase will comprise the installation of the Multi Use Games Area; provisionally commencing during October 2020. With second phase comprising the Multi-Functional Teaching Block and Car Park commencing during Spring 2021 with a view to completing ahead of the Autumn 2021 (September) 2021 term. The initial progression of the Multi Use Games Area will provide the school with the additional external all-weather recreational space in the short term.

Discharge of Conditions

Further to our discussions please see the following commentary regarding selected 'Conditions' attached to the proposed development. Please note that the following statements relate to the installation of the Multi Use Games Area only. Further submissions and information will be provided to fully discharge the conditions associated the Multi-Functional Teaching Block and Car Park.

Condition 2 – Development in accordance with submitted plans.

The proposed location and scale of the Multi Use Games Area will be as per the previously submitted applications documents:

- DOS-ATK-(46-10w)-XX-DR-B-0004 Rev P2 MUGA & PITCH LAYOUT PROPOSED GENERAL ARRANGEMENT
- DOS-ATK-(46-10w)-XX-DR-B-0007 Rev P2 MUGA & PITCH LAYOUT PROPOSED FENCE LINE AND SECTION DETAILS

Condition 5 – Site Investigation Report

A Ground Investigation Survey was undertaken in April 2020 to determine ground conditions and risk of contamination assessment.

A copy of the report has been submitted under a separate cover:

- (46-10w)_Report on Ground Investigation (ref: 2230085) dated June 2020.

Trial Pits TP01 and TP02 were undertaken in the location of the proposed Multi Use Games Areas; results of which are contained within Appendix 2 of the Ground Investigation Report.

Condition 6 – Surface Water Drainage Scheme

The proposed Multi Use Games Area is to utilise ground infiltration to discharge surface water captured on the new surface directly to the existing ground substrate. It is not proposed that the surface water from the Multi Use Games Area would discharge into the existing below ground drainage network, rather naturally disperse to existing ground conditions as the existing grassed surface. The proposed formation of the Multi Use Games Area comprises a fully permeable system incorporating a 14mm fully permeable artificial grass surface; open textured surface course (granite sand); fully permeable geotextile membrane and Type 1 MOT reduced fines base course as indicated on previously submitted DOS-ATK-(46-10w)-XX-DR-B-0007 Rev P2. The Report on Ground Conditions Investigations associated with Condition 5 that 'No definite groundwater strikes were observed in the exploratory holes during the investigation'.

Following our previous discussions, a further submission will be issued to discharge the remaining drainage conditions associated with the surface water drainage related to the Multi-Functional Teaching Block and Car Park in line with the requirements of the previous Particulars of Decision Notice correspondence dated 23rd April 2020.

Condition 11 – Hours of Operational Use (MUGA)

We can confirm the condition that the proposed Multi Use Games Area will not be utilised outside the working hours of 09.00 to 16.30 Monday to Friday (school term time).

We trust that above is in order, if there are further queries please do not hesitate to contact me.

Yours faithfully



Alan Beningfield BSc (Hons) MScCHE MRICS
Associate Building Surveyor, Infrastructure
North, Scotland & NI
Building Design