

Our Ref: A113272

Your Ref: PP-08650888

FAO Jennifer Connor

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

15 April 2020

Dear Jennifer,

CHORLTON HIGH SCHOOL SOUTH, MAULDETH ROAD WEST, CHORLTON

APPLICATION TO DISCHARGE CONDITIONS OF PERMISSION 124685/FO/2019

On behalf of our client, the Department for Education, we have been instructed to apply to discharge conditions associated to planning permission 124685/FO/2019 at the above-mentioned site. Planning permission for the site was granted on 15th November 2019 for the following development description:

"Construction of a part three storey, part two storey, 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 which are requested to be discharged are as follows:

- Condition 3 – External Materials
- Condition 17 – Sports Facilities

The application is submitted with various documents and supporting information, all of which are identified below. The required fee for the amount of £116 has been submitted to the Council via the Planning Portal's online payment system.

Condition 3 – External Materials

Condition 3 reads as follows;

'Above-ground construction works shall not commence until samples and specifications of all materials to be used in the external elevations and hard landscaping around the buildings as detailed on the approved drawings have been submitted to and approved in writing by the City Council as

local planning authority. Thereafter the development shall be carried out in accordance with those details.'

The condition requires details of all materials to be used in the external elevations and hard landscaping of the approved development to be submitted and approved.

The following documents are submitted to satisfy the requirements of the condition;

- Proposed Schedule of Materials, Dwg Ref. 5137_09100 Rev P02 (Pozzoni);
- Paving Materials and Street Furniture, Dwg ref. FS0765-DHL-XX-Z0-DR-L00005 Rev C02;
- Europanel Specification Brochure – External Wall Panel System;
- Marshalls Myriad Paving Product Brochure;
- Wienerberger Smoked Yellow Multi Gilt Stock – Brick Specification;
- Brick and Cladding Sample Photographs (BAM); and
- Entrance Paving Sample Photographs (BAM).

Within the hard landscaping scheme, in front of the main entrance area as demarked on the submitted Paving and Materials and Street Furniture plan, a mix of Marshal paving products is proposed to be used. The mix of products to be used for this area is indicated on the provided Entrance Paving Sample Photograph document. The mix of products to be used is as follows;

- Marshalls Myriad Twilight – 60%
- Marshalls Myriad Moonshine – 20%
- Marshalls Myriad Midnight – 20%

Condition 17 – Sports Facilities

Condition 17 reads as follows;

'No development of the Sports Hall, Artificial Grass Pitch and Multi Use Games Area shall commence until details of the design and layout of the Sports Hall, Artificial Grass Pitch and Multi Use Games Area have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. For the Artificial Grass Pitch and Multi Use Games Area the details shall include cross sections of the sub-base and surface materials, drainage, dimensions, fencing and sports lighting. The Sports Hall, Artificial Grass Pitch and Multi Use Games Area shall not be constructed other than substantially in accordance with the approved details.'

The condition requires the submission and approval of details relating to the design and layout of the sports hall, artificial grass pitch and multi-use games area.

The following documents are submitted to satisfy the requirements of the condition;

- Works Information and Employer's Requirements (STRI) – Artificial Pitch Specification;
- Information for Sport England Drawing Pack;
- Foul and Surface Water Drainage G.A Sheet 2 (BDP);
- Surface Build Ups General Arrangements Sheet 1 (BDP); and
- Surface Build Ups General Arrangements Sheet 2 (BDP).

Summary

I trust the enclosed information is sufficient to validate the application and I look forward to receiving confirmation that the conditions have been discharged. Should you have any queries in the meantime, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Peter Campbell'.

Peter Campbell

Principal Planner (MRTPI)

WYG Environment Planning Transport Limited