DESIGN STUDIO NORTH
ARCHITECTS

Our Ref: DW/MEB/205-033
Your Ref: 110515/FO/2015/N2

7 August 2017

Ms J Regan
Planning Department
Manchester City Council
PO Box 532
Town Hall
MANCHESTER
M60 2LA

Dear Ms Regan

PROPOSED PAVILION - DEAN TRUST ARDWICK
PLANNING APPROVAL REFERENCE: 110515/FO/2015/N2
RESUBMISSION OF ITEMS PREVIOUSLY COVERED BY APPLICATION NUMBER CDN/17/0132

We write to resubmit the discharge of planning application to cover the items still outstanding as detailed below.

Condition 8 Acoustic Insulation

The Clubhouse will be used for community use in the manner that it supports the existing sports pitches on site. The changing rooms and social room will both support the use of the pitch by the community. The social room will not be used separately for functions or other events as this would compromise the pavilions ability to serve the pitches. There will be no music system for amplified sound used within the social room. We trust this clarifies this matter in an appropriate way but if you require any clarification please advise.

Condition 9 Waste Management

There will be one bin for general waste within the social room kitchen and there will be one bin for recyclable waste in the same area. These bins will be emptied by the Academy's caretaking staff on a nightly basis and the waste and recycling will be transferred to the waste and recycling bins for the overall school site that is located on the attached drawing. Please clarify what additional information you require on this item.

Condition 10 Construction Management

We note the comments within your decision notice dated 9 May 2017 and we confirm that contractor's car parking will be located on site during the remaining contract period. We confirm that the existing turning head on South Street will be kept clear to ensure that the use of the road is not an issue for adjacent occupiers.

Cont'd…….

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We would note that the project is a small scale scheme which will have deliveries made by small trucks or vans and all of these will access the site via South Street and be unloaded on site and off the public highway. Deliveries will be organised to avoid busy times of the day and scheduled to avoid the stacking of any vehicles on the adopted highway. It is not envisaged that any temporary road closures or off site traffic management will be required because all works and associated unloading of vehicles will take place within the site boundary.

Condition 11 Community Use

We note your comments that the community use agreement was not received with the previous application and it is now attached as part of this submission. Please advise if you require any further information on this matter.

Condition 12 Contaminated Land

During the excavation works on site a watching brief has been maintained by the project engineer. No contaminated ground has been identified. The site has generally comprised of a layer of inert fill material which overlaid the original site conditions.

A ground gas report is attached as prepared by Solmek Ltd. The gas monitoring procedure follows the statutory requirements and it concludes that there are no issues with ground gas levels on site.

Condition 14 Sustainable Drainage

The roof drainage along with a small area of patio drainage is collected within an attenuation crate system below ground which is non-maintainable. This is then fed into the onsite drainage system via a manhole which has an integral controlled outflow system that maintains the peak water outflow at 5l/s. None of the above items are maintainable. However there is a sump within the final manhole which will act as a silt trap and this will need to be cleaned out on an annual basis. This is the only items of maintenance within the sustainable drainage system. If you require any further clarification on this please advise by return.

We trust the foregoing clarifies the outstanding matters with regard to planning approval and allow their discharge.

Yours sincerely



DEAN WOODWARD
PARTNER
DESIGN STUDIO-NORTH LLP