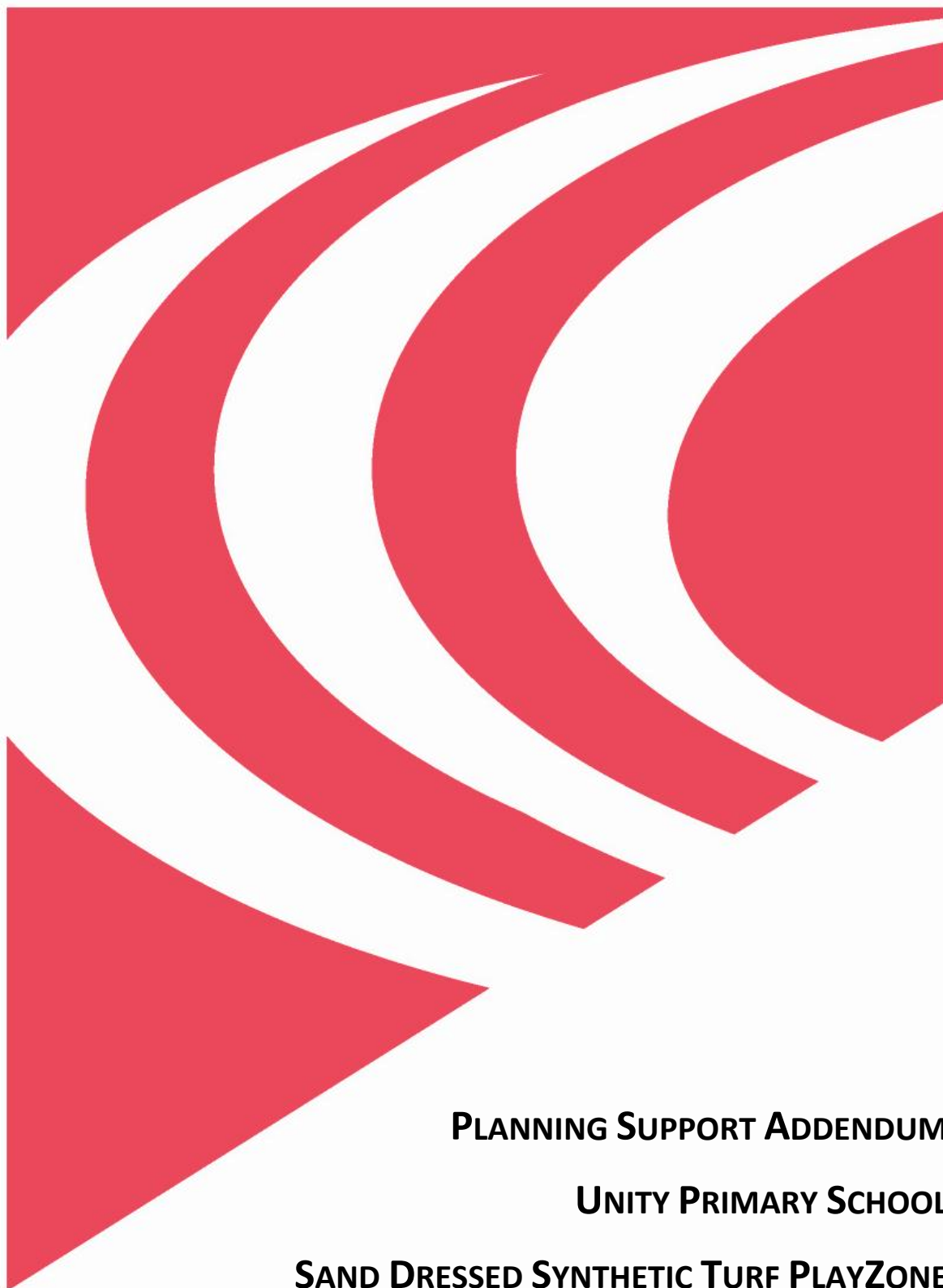




PLANNING SUPPORT ADDENDUM

UNITY PRIMARY SCHOOL

SAND DRESSED SYNTHETIC TURF PLAYZONE

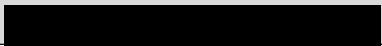
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LABOSPORT

PLANNING SUPPORT ADDENDUM – UNITY PRIMARY SCHOOL – SAND DRESSED SYNTHETIC TURF PLAYZONE

LOCAL PLANNING AUTHORITY	Manchester City Council
EXISTING PLANNING APPLICATION NUMBER	141932/FO/2025
SITE ADDRESS	Unity Community Primary School Allesley Drive Cheetwood Manchester M7 4YE
CLIENT CONTACT	Hayley Wilson

DOCUMENT NUMBER	24-0479_PSA	
VERSION NUMBER & DATE	1.0	20/10/2025
PLANNING AGENT		Matthew Druce Consultant 

Section 1 – Labosport Responses

Condition 4 – Surface Water Drainage			
Responses in red text:			
Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.	N	N	Please provide. It should be confirmed where the 'existing private surface water sewer' discharges to, and whether evidence of agreement from United Utilities is therefore required. We have received the attached drawing from the client which details the existing drainage for the school.
Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide the greenfield runoff rate.	Y	Y	
Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.	Y	N	<p>The following is required:</p> <ul style="list-style-type: none"> - Please include the proposed invert levels and dimensions at the connection to the 'existing private surface water sewer'. - Please include the proposed attenuation volume and porosity % for the permeable sub-base. - Please include proposed overland flow routes for extreme events. <p>Drawing updated to suit</p>
Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.	Y	Y	
Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant authority.	N	N	<p>Please provide.</p> <p>As the proposed PlayZone is a permeable surface and there is therefore no open drainage elements (gullies, linear drain) The risk of blockage at the flow control chamber is low. leaves and large silts cannot get through the pitch build up and enter the drainage system.</p>
A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).	N	N	<p>Please provide.</p> <p>As per Section 2.4 of our report the pitch subbase is the SUDS feature, and this is clearly shown on the plans. The pitch sits wholly within the school's ground and therefore no easement is required.</p>
Construction details of flow control and SuDS components.	N	N	<p>Please provide.</p> <p>Typical section through the flow control chamber is now attached.</p>

Condition 6 – Contractors Compound

Consultee Response / Comments	Insufficient information has been submitted in relation to a scheme for the removal of the works/contractors' compound and the restoration of the land on which it is situated (part b of condition no.6). As such, condition no.6 cannot be formally discharged at this time.
Labosport Response / Actions	<p>Removal of the contractor's compound will be completed after the completion of the works. This will include the dismantling and removal of temporary security fencing from site. Removal of storage facilities, site office, welfare facilities etc from site.</p> <p>The reinstatement of the site will include:</p> <p>Reinstate any natural ground affected by the works to fine grass:</p> <ul style="list-style-type: none"> Any affected ground will be graded to smooth-flowing contours to match appearance prior to works starting. Upper 150mm of any reinstatement will be in topsoil, below that level will be formed using subsoil and spreading in layers not exceeding 150mm thick, lightly consolidating. Topsoil will be cultivated to depth of 150mm, harrowed to produce a friable tilth, graded and stone picked to remove all stones / flints in excess of 25mm diameter. Areas to be reinstatement will be prepared and re-seeded at an appropriate time with a general amenity mix (British Seed Houses or equivalent), sown at the rate of 250kg/hectare. Sowing is to be preceded by an application of suitable pre-seed fertiliser in accordance with the manufacturer's instructions. <p>Make good / reinstate / clean / clear any hard-standing surfaces that have been affected by the works to their original condition, using similar materials as existing where required.</p>

Condition 9 – Hours of Operation

Consultee Response / Comments	The content of the Noise Impact Assessment ref: 11299/GK version 1 has been considered in conjunction with the details on Elevations plan ref: 24-0479-04 rev.02, in relation to the hours of operation being sought - 08:00-22:00 Monday to Sunday. It is not considered that sufficient information has been provided in respect of noise atters to enable the condition to be discharged on the basis of the hours of operation being sought. Therefore, condition no.9 is not discharged at this time.
Labosport Response / Actions	<p>The updated Noise Impact Assessment and Management Plan is submitted as a supporting report.</p> <p>With the proposed acoustic barrier fencing, the predicted noise levels have been comparted against the existing noise climate based on the IEMA guidelines the proposals result in a 'negligible' to 'minor' change in noise levels. This change in noise level is considered acceptable due to the absolute noise levels being within the WHO guidelines and the suitably low internal ambient noise levels at the nearest noise sensitive dwellings.</p>