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Robert Griffin
Planning Control
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Ref: KD/MM/5051MA/L030

Date: 25th June 2025

Dear Robert,

Application to discharge Conditions 18, 19, 22, 25, 28 and 30 relating to planning permission 139598/JO/2024 for the variation of condition numbers: 2 (Specified Plans), 10 (3G AGP pitch),18 (Electric Vehicle Charging Points), 19 (Car park phasing), and 22 (Scheme of Acoustic Treatment and Verification report) attached to planning approval reference 136933/FO/2023 to allow alterations to the trigger points for the referenced conditions to allow the development to be delivered within construction programme timescalesat at Former Newall Green High School, Greenbrow Road, Manchester, M23 2SX.

On behalf of our client, Morgan Sindall Construction (on behalf of the Department for Education), we hereby submit information in pursuit of discharging Conditions 18, 19, 22, 25, 28 and 30 associated with planning permission 139598/JO/2024 as described above.

The application has been submitted via the planning portal (PP- 14126837) and includes the following:

- Application forms
- Application fee
- Covering letter (this letter)
- Condition 18:
  - CuvaCurve Compound for Citihoops Cycle Stands
  - Cycle Parking Locations_FS0998_IBI_A_14_XX_D_L_7001
- Condition 19:
  - EV Locations_FS0998_IBI_A_14_XX_D_L_7001
  - EV Technical Spec_FS0998_ABE_XX_XX_T_E_00015
- Condition 22:
  - FS0998-ABE-XX-XX-T-M-0012 - Extract Fans C01
- Condition 25:
  - FS0998-IBI-A-14-XX-D-L-7001

- Condition 28:
  - FS0998-IBI-A-14-XX-D-L-7005 (1)
  - FS0998-IBI-A-14-XX-D-L-7015 (1)
- Condition 30:
  - FS0998-MSC-XX-XX-D-MC-0017

Conditions

Condition 18 (Provision of bicycle parking) :

Condition 18 states:

"No part of the development hereby approved shall be occupied until the full details of the space and facilities for bicycle parking have been submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be installed, retained and permanently reserved for bicycle parking."

The submitted information includes the following details:

- CuvaCurve Compound for Citihoops Cycle Stands
- Cycle Parking Locations_FS0998_IBI_A_14_XX_D_L_7001

The details of the provided space and facilities for bicycle parking are demonstrated within the above plans to be submitted for Condition 18. Therefore, we trust that the information provided is sufficient to fully discharge Condition 18.

Condition 19 (Provision of electric car charging points)

Condition 19 states:

"Prior to the first occupation of the development hereby approved, full details of electric car charging points to be installed shall be submitted to and agreed in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented within 3 months of first occupation of the development and be retained thereafter."

The submitted information includes the following details:

- EV Locations_FS0998_IBI_A_14_XX_D_L_7001
- EV Technical Spec_FS0998_ABE_XX_XX_T_E_00015

The submitted plans for Condition 19 provide full details of the electric car charging points to be installed, including their locations on the site and their technical specifications. As such, we therefore trust that the information provided is sufficient to fully discharge Condition 19.

Condition 22 (Extraction and discharge of fumes, vapours and odours from the premises)

Condition 22 states:

"a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented."

The submitted information includes the following details:

- FS0998-ABE-XX-XX-T-M-0012 - Extract Fans C01

The report submitted demonstrates confirmation of the extraction methods installed in accordance with the approved scheme. In light of this, we trust that the information provided is sufficient to fully discharge Condition 22.

Condition 25 (Provision of refuse storage and disposal scheme)

Condition 25 states:

"a) Prior to the first use of the development hereby approved, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation."

The submitted information includes the following details:

- FS0998-IBI-A-14-XX-D-L-7001

The submitted plan listed above provide details of the storage and disposal of refuse on the site. As such, we trust that the information provided is sufficient to fully discharge Condition 25.

Condition 28 (Biodiversity enhancement scheme)

Condition 28 states:

"Prior to first occupation of the development hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter."

The submitted information includes the following details:

- FS0998-IBI-A-14-XX-D-L-7005 (1)
- FS0998-IBI-A-14-XX-D-L-7015 (1)

The submitted plans listed above demonstrate the biodiversity enhancements to be provided on the site. As such, we trust that the information provided is sufficient to fully discharge Condition 28.

Condition 30 (Temporary Staff Parking)

Condition 30 states:

"Prior to the first occupation of the building hereby approved, details for the provision of temporary staff car parking to be used prior to the provision of the car parking area indicated on the approved drawing numbered FS0998-IBI-A-14-XX-D-L-7004 Rev P03 as received by the City Council as Local Planning Authority on 10 November 2023, shall be submitted to and approved in writing by the City Council as local planning authority. The submitted details shall identify the location of the car parking together with a timescale for their provision. The staff car parking shall be in place for use in accordance with the agreed details."

The submitted information includes the following details:

- FS0998-MSC-XX-XX-D-MC-0017

The submitted school car park arrangement plan demonstrates the provision of temporary staff car parking to be used. In light of this and the submitted plan, we trust that the information provided is sufficient to fully discharge Condition 30.

Summary

We trust that the above and enclosed provide you with sufficient information to register the application and to formally discharge Conditions 18, 19, 22, 25, 28 and 30 of the planning permission.

If any further information is required, please contact me.

Yours sincerely,

Lee Fulcher
Principal Planner
DPP