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Our Ref: 04C202109

Your Ref: PP-13425816

20 September 2024

Jennifer Connor
Planning, Building Control and Licensing
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Dear Jennifer

Olive School, Bignor Street Park, Land to the west of Heywood Street- Discharge of Conditions Application on Planning Permission Reference 135936/FO/2023

On behalf of our client, Conlon Construction, please find enclosed an application to formally discharge requirements of Condition 7, 17, 19, 24, and 25 pursuant to planning permission 135936/FO/2023 relating to Olive School, Bignor Street Park, Land to the west of Heywood Street.

Full planning permission (135936/FO/2023) was granted on 3rd August 2023, following a resolution to grant permission at planning committee on 1st June 2023, for the following development:

> *"Erection of part single, part two storey building to form purpose-built primary school (Class F.1) with associated open space, access, landscaping, boundary treatment and other infrastructure works."*

The relevant planning condition per the decision notice is copied below in full, with explanatory text to explain what has been submitted to satisfy the condition.

Condition 7

Condition 7 states:

> *"No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:*
>
> *a. Verification report providing photographic evidence of construction as per design drawings;*
>
> *b. As built construction drawings if different from design construction drawings;*

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c. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime."

Conlon Construction confirms they have constructed the development in accordance with the submitted drawings and mark up included in this application. This application also includes photos of the attenuation tank installation / excavation and also the drainage survey of the completed drainage installation. Please find enclosed the following documents:

- Drainage Layout prepared by Clancy Consulting;
- Drainage Layout Mark Up as Built prepared by Clancy Consulting;
- Bentley Drains Drainage Survey dated May 2024;
- Attenuation backfilled photo; and,
- Attenuation excavation photo.

Condition 17

Condition 17 states:

"Use of the development shall not commence until a Community Use Agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the on site cricket nets, natural turf football pitch, multi-use games area and access to a WC and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement and for the duration of the development."

In order to discharge Condition 17 please find enclosed Draft Community Use Agreement prepared by Star Academies. Condition 17 is a resubmission following a previous refusal. During the determination of the previous submission comments were received from MCR Active and Sports England, which the Community Use Agreement submitted as part of the current application accounts for.

Condition 19

Condition 19 states:

"The development hereby approved shall not be occupied or used until the Council as local planning authority has received a scheme for the extraction of any fumes, vapours and odours from the premises, to be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter."

In order to discharge Condition 19 please find enclosed:

- Mechanical Ventilation Schedule Showing Kitchen Supply;
- Proposed Kitchen Ventilation Canopy Plan;

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- Ground Floor Ventilation Services Layout Sheet 1 of 2;
- First Floor Ventilation Services Layout Sheet 1 of 2; and,
- Kitchen Extract NBS.

Condition 24

Condition 24 states:

> *"Before the use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority."*

In order to discharge Condition 24 please find enclosed:

- Stage 4 Acoustic Design Review prepared by Hepworth Acoustic;
- Noise Impact Assessment prepared by Hepworth Acoustic; and,
- Acoustic Deign Strategy BB93 Design Review prepared by Hepworth Acoustic.

Condition 25

Condition 25 states:

> *"Before first occupation of the development, the buildings, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment."*

In order to discharge Condition 25 please find enclosed:

- Stage 4 Acoustic Design Review prepared by Hepworth Acoustic;
- Noise Impact Assessment prepared by Hepworth Acoustic; and,
- Acoustic Deign Strategy BB93 Design Review prepared by Hepworth Acoustic.

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in the meantime, please do not hesitate to contact me.

Yours sincerely

Anne Burke-Hargreaves

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For and on behalf of Avison Young (UK) Limited