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Our Ref: 04C202109

Your Ref: PP-13208956

2 August 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 Conditions 21, 26, 29b, 30a, and 30b 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 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 21**

Condition 21 states:

> *"Prior to the occupation of the development details of the proposed opening hours shall be submitted to and agreed in writing by the City Council as local planning authority."*

In order to discharge Condition 21 please find enclosed Opening Hours document prepared by Olive School.

**Condition 26**

Condition 26 states:

> *"Prior to commencement of any sporting activities a Noise Management Plan (NMP) shall be submitted to and approved in writing by the City Council as local planning authority. The NMP*

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*shall include an assessment of noise from all activities associated with the use and shall not give rise to any significant adverse impacts on the occupants of nearby residential properties."*

In order to discharge Condition 26 please find enclosed Noise Management Plan prepared by Olive School.

**Condition 29b**

Condition 29b states:

*"Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority."*

In order to discharge Condition 29b please find enclosed report of Local Benefit Proposal prepared by Olive School, with input from Conlon Construction. Page 3 of this document confirms Conlon Construction's site records show that 272 of the total 443 operatives who attended Olive School site during construction live within a 25-mile radius of the site. This equates to 61.39% of those employed on site during.

**Condition 30a**

Condition 30 part a states:

*"Three months prior to the first occupation of the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of the development.*

*In this condition a Local Benefit Proposal means a document which includes:*

*i. the measures proposed to recruit local people including apprenticeships;*

*ii. mechanisms for the implementation and delivery of the Local Benefit Proposal; and,*

*iii. measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives."*

In order to discharge Condition 30a please find enclosed Local Benefit Proposal prepared by Olive School.

**Condition 30b**

Condition 30 part b states:

*"Within 6 months of the first occupation of the development, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is in operation."*

In order to discharge Condition 30b please find enclosed Local Benefit Proposal prepared by Olive School. Page 3 of this documents confirms that so far of the thirteen staff members required for the school's first year of operation 11 have been recruited to date, all of which reside in the Greater

Manchester area. Five staff members reside in the immediate locality of the new school (i.e. Cheetham ward).

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



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**For and on behalf of Avison Young (UK) Limited**