

Our Ref: 04C202109
Your Ref: PP-13097202

24 May 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 13 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 13

Condition 13 states:

"Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

Double yellow lines, the extension of the 20 miles per hour zone to Heywood Street, pedestrian guardrails on the western footway of Heywood Street in front of each pedestrian entrance, the provision of a plateau at the junction of Heywood Street /Bignor Street/car par access, limited waiting bays on the west side of Heywood Street, provision of tactile paving on Bignor Street, the provision of an uncontrolled tactile paving pedestrian crossing on Heywood Street just to the south of Bignor Street and the movement of an existing pedestrian crossing point at Tamerton Drive closer to the junction with Heywood Street."

In order to discharge Condition 13 please find enclosed:

- General Arrangement Drawings 4101-D001 Rev G;
- Construction Materials Drawing 4101-D002 Rev G;
- Signs and Markings Drawing 4101-D003 Rev G;
- Standard Details Drawing 4101-D004 Rev C;
- Setting Out and Drainage Drawing 4101-D005 Rev D;
- Site Clearance Drawing 4101-D006 Rev C;
- Boundary Plan 4101-S278 Rev D; and,
- TRO Drawing 4101-TRO-01 Rev B.

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



Nicola Simpson
Planner
+44 07772 591 595
nicola.simpson@avisonyoung.com
For and on behalf of Avison Young (UK) Limited