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

Ref: LF/JK/5051MA/L022

Date: 8th July 2024

Dear Robert,

Application to discharge Conditions 13, 15, and 26 relating to planning permission 139598/JO/2024 for the 'Erection of part single/part two storey extensions following the partial demolition of existing buildings and refurbishment and elevational alterations to the existing school building, together with associated hardstanding, car parking, roof top solar PV array, replacement and refurbishment of existing 3G sports pitch and landscaping works' 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 13, 15, and 26 associated with planning permission 139598/JO/2024 as described above.

The application has been submitted via the planning portal (PP-13197714) and includes the following:

- Application forms
- Application fee
- Covering letter (this letter)
- Glint and Glare Report, by Manchester airport Group (ref: Newall Green School - Glint and Glare Report)
- Drainage Layout (ref : FS0998-CCL-SE-8-XX-D-C-5210-C02)
- Surface Water Hydraulic Calculations
- GA Elevations including Materials Key (ref : FS0998-IBI-A-3-XX-D-A-3201-C01)

Condition 13 (Solar Panels)

Condition 13 states:

‘No rooftop mounted solar panels shall be installed until an Aviation Perspective Glint and Glare Assessment of the proposed solar installation has been submitted to and agreed in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details’

A Glint and Glare Report has been submitted as part of this application, in line with Condition 13. The conclusions of the report confirm that no glint and glare implications are foreseen with the Proposed Development. It is therefore considered that Condition 13 can be fully discharged.

Condition 15 (Surface Water Drainage Scheme)

Condition 15 states:

‘No surface water drainage scheme shall be installed until a surface water drainage scheme prepared in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards has been submitted to and approved in writing by the Local Planning Authority. The development shall be subsequently undertaken in accordance with the agreed details’

Condition 15 (previously 14 under superseded planning application reference 136933/FO/2023) was refused (application ref: CDN/24/0365) on 26th June 2024 for the following reasons:

- 1) Layout should be updated to confirm IL of surface water outfall (labelled ‘TBC onsite prior to works on plan provided).
- 2) Supporting hydraulic calcs & simulation results must be provided for the site layout.

This application is accompanied by a Drainage Layout Plan, which confirms the IL of the surface water outfall as requested above. The supporting hydraulic calculations are also provided within this submission.

Given the previous refusal comments have been addressed as part of this submission, it is considered that the information provided is sufficient to fully discharge Condition 15.

Condition 26 (Elevations)

Condition 26 states:

‘Prior to the commencement of above ground development, all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details. The approved materials shall then be implemented as part of the development.’

A site visit was arranged for 6th June 2024, with the Applicant, the architect and the Case Officer present on site to discuss all materials to be used on the external elevations of the development. Following the meeting, it was requested to submit a materials schedule of what was shown on site. As such, this application is accompanied by a GA Elevations drawing,

which includes a materials key, highlighting all of the materials discussed on site, and to be used on the external elevations. It is considered that the information provided is sufficient to fully discharge Condition 26.

Summary

We trust that the above and enclosed provide you with sufficient information to register the application and to formally discharge Conditions 13, 15, and 26 of the planning permission.

If any further information is required, please contact me.

Yours sincerely,

Lee Fulcher
Principal Planner
DPP