MANCHESTER CITY COUNCIL

Planning
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Manchester Grammar School

Address Line 1

Old Hall Lane

Address Line 2

Rusholme

Address Line 3

Manchester

Town/city

Manchester

Postcode

M13 0XT

Description of site location must be completed if postcode is not known:

Easting (x)

386134

Northing (y)

394725

Description

Applicant Details

Name/Company

Title

Mrs

First name

Gillian

Surname

Batchelor

Company Name

The Manchester Grammar School

Address

Address line 1

Manchester Grammar School

Address line 2

Old Hall Lane

Address line 3

Rusholme

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M13 0XT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Phil Etchells

First name

Phil

Surname

Etchells

Company Name

OMI Architects

Address

Address line 1

Omi Architects

Address line 2

31 Blackfriars Road

Address line 3

Town/City

SALFORD

County

Country

United Kingdom

Postcode

M3 7AQ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of a 2 storey (plus basement) sports pavilion and Sixth Form centre, following demolition of the existing pavilion and Sieff Theatre, along with associated elevational alterations to the English Building.

Reference number

137612/FO/2023

Date of decision (date must be pre-application submission)

19/07/2024

Please state the condition number(s) to which this application relates

Condition number(s)

4
9
11

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

4) No demolition or development works shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of historic building recording. The survey is to be undertaken in accordance with a Written Scheme of Investigation (WSI), submitted to and approved in writing by the local planning authority. The WSI shall cover the following:
1. Informed by the North West Historic Environment Research Framework, a phased programme and methodology of investigation and recording to include:
i - historic building survey to Historic England Level 2/3
ii - informed by the above, an archaeological watching brief during any soft-strip or demolition works which have potential to reveal concealed historic fabric that can further enhance the record.
2. A programme for post investigation assessment to include:
- analysis of the site investigation records and finds
- production of a final report on the significance of the heritage interest represented.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

9) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (1st March - 31st August inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

11) Prior to the installation of any surface water drainage scheme associated with the development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.
The drainage schemes shall include:
(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
(v) Foul and surface water shall drain on separate systems.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Nick Berry

Date

04/04/2024