

Our Ref: 04C202109
Your Ref: PP-12520900

17 October 2023

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 3, 6, and 27 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 3

Condition 3 states:

'Above-ground construction works shall not commence until samples and specifications of all materials to be used in the external elevations and hard landscaping around the buildings as detailed on the approved drawings have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.'

In order to discharge Condition 3 please find enclosed:

- Proposed Materials Schedule (ref: FS0766-BSA-XX-XX-D-A-1100);
- Landscape General Arrangements (ref: 406-02-E);
- Typical Construction Details Boundary Treatments (406-05-E);

- Typical Construction Details- Furniture (ref: 406-06-D).

Should physical samples of any materials be required by the LPA, these can be delivered to the Council's office or arranged to be viewed on site.

Condition 6

Condition 6 states:

"No drainage shall be installed until the full details of a surface water drainage scheme has been submitted to and approved in writing by the City Council as local planning authority."

In order to discharge Condition 6 please find enclosed:

- Drainage Layout Plan prepared by Clancy Consulting (ref: FS0766-CCL-XX-XX-DR-500).

Condition 27

Condition 27 states:

"Prior to the commencement of above ground development, details for the external storage of waste, including segregated recyclable waste (including details of a secure and ventilated bin store and details of the waste management contractor), shall be submitted to and approved in writing by the City Council as local planning authority. The approved bin store shall be retained in situ whilst the development is occupied and at all times remained in situ thereafter."

In order to discharge Condition 27 please find enclosed:

- Waste Proforma dated October 2023;
- Boundary Treatments Plan (ref: FS0766-SLD-XX-XX-D-LS-05);
- Boundary Treatments Plan (ref: FS0766-BSA-XX-XX-D-A-1003);
- Swept Path Analysis (ref: 3920-SP01); and,
- Swept Path Analysis (ref: 3920-SP02).

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