

FAO Rob Griffin
Planning and Regeneration
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

Ref: 098-008
Date: 20 November 2023

Dear Rob

Xaverian College, Lower Park Road, Manchester, M14 5RB

Discharge of conditions 3, 4, 5, 9, 11, 12, 13 and 14 of permission 137030/FO/2023

On behalf of our client, Xaverian College, please find enclosed an application to discharge Conditions 3, 4, 5, 9, 11, 12, 13 and 14 of planning permission reference 137030/FO/2023 which granted full planning permission and conservation area consent for the following development at the College's Sunbury Building:

'Erection of a three storey Class F1 (a) (Provision of education) building together with the reconfiguration of the existing car park, and associated landscaping following the demolition of the existing Sunbury building'.

Condition 3 – Written Scheme of Investigation

Condition 3 sets out that:

'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 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'.*

To support the discharge of condition, a Written Scheme of Investigation for Historic Building Recording and Structural Watching Brief has been submitted, detailing the above points. A Site Survey will be undertaken in accordance with the WSI and is to be submitted separately.

Condition 4 – Method Statement

Condition 4 sets out that:

Prior to the commencement of demolition of the existing building on site, a method statement prepared by a suitably qualified person giving full details of the measures to be taken to avoid any possible harm to bats shall be submitted to and approved in writing by the City Council as local planning authority. The method statement shall include details of the hand removal of roof coverings, soffit boards etc. The demolition shall be subsequently undertaken in accordance with the agreed method statement. If at any time during the demolition works bats are identified works shall stop and a suitably qualified ecologist shall be consulted to provide appropriate advice prior to any works re-commencing.

To support the discharge of this condition, Rachel Hacking Ecology have prepared the attached Bat Method Statement. It details the measures to be undertaken during demolition to avoid any potential harm to bats.

Condition 5 – Arboricultural Method Statement

Condition 5 sets out that:

Prior to the commencement of development, including demolition works, an arboricultural method statement for works in the vicinity of trees to be retained together with a tree protection schedule and protection plan as identified within the arboricultural impact assessment shall be submitted to and agreed in writing by the City Council as local planning authority. The development shall be subsequently carried out in accordance with these details.

An Arboricultural Method Statement has prepared by Christians Survey & Inspection Solutions and in accordance with Condition 5, the statement details which trees are to be retained and a schedule for tree protection during construction.

Condition 9 – Material Details

Condition 9 sets out that:

‘Prior to the commencement of above ground development, all materials to be used on all external elevations of the development together with details of soldier coursing, horizontal brick protrusions, feature angled brick detailing, mortar types and window reveal depths, and perforated plant screening shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved materials shall then be implemented as part of the development’.

In support of the discharge of this condition, a schedule of proposed materials prepared by Pozzoni has been submitted for approval.

Condition 11 – Surface Water Drainage Scheme

Condition 11 sets out that:

‘No above ground development (excluding demolition works) shall take place until a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details, has been submitted to and agreed in writing by the Local Planning Authority.

The submitted scheme shall include:

- *A finalised drainage layout showing all components, outfalls, levels and connectivity;*
- *Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;*
- *Surface water should be restricted to a rate of 5 l/s.*

- *A blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less than 5 l/s. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant.*
- *An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.*
- *Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;*
- *Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change;*
- *Assessment of overland flow routes for extreme events. Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.*
- *Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.*
- *For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.*
- *Hydraulic calculation of the proposed drainage system;*
- *Construction details of flow control and SuDS elements.*

The development shall be carried out in accordance with the agreed details'.

The attached Drainage Proposals Report prepared by WML Consulting has been submitted in support of this condition.

Condition 12 – Ecological Enhancement Scheme

Condition 12 sets out that:

'Within three months of the commencement of development details of an ecological enhancement strategy for the site together with a timescale for its implementation shall be 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.'

To support the discharge of this condition, this application contains an Ecological Enhancement Strategy prepared by Rachel Hacking Ecology.

Condition 13 – Hard and Soft Landscaping Scheme

Condition 13 sets out that:

'Within three months of the commencement of development a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.'

The attached documents have been prepared by Stiwdio Owens is submitted to fulfil the above condition:

- Landscaping General Arrangement (dwg. ref. 713-STO-00-00-DR-L-0001)
- Hard Landscape Design (dwg. ref. 713-STO-00-00-DR-L-0004)
- Soft Landscape Design (dwg. ref. 713-STO-00-00-DR-L-0005)

Condition 14 – EV Charging

Condition 14 sets out that:

'Within 3 months of the commencement of development, a scheme for electric vehicle charging points to be installed at the development shall be submitted to and approved in writing by the City Council as local planning authority. The agreed details shall be installed and operational prior to the approved development's first use.'

To support the discharge of this condition, an Electric Vehicle Charging Scheme (dwg. ref. TAC-XX-XX-DR-E-9003) has been submitted.

We would therefore be grateful if you could confirm discharge of planning conditions in advance to ensure a lawful start on site can commence as swiftly as possible. Should any further information be required, please do not hesitate to contact us. We look forward to receiving validation of the application in due course.

Yours sincerely,

A handwritten signature in dark ink that reads 'Gworden'.

Gillian Worden

cc: Simon Channell, Xaverian College
Catherine Mulley, Pozzoni Architects
Paul Hamer, AA Projects

enc: As above