

DPP Planning

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

Ref: KD/LF/JK/5051MA/L007

Date: 2nd June 2023

Dear Robert,

Application to discharge Conditions 3, 4 and 7 relating to planning permission 135845/FO/2022 for 'Erection of two temporary teaching and school accommodation buildings (Use Class F1) for a period of 3 years' at Newall Green High School, Greenbrow Road, Manchester, M23 2SX.

On behalf of our client, Morgan Sindall Construction/ the Department for Education, we hereby submit information in pursuit of discharging conditions 3, 4 and 7 associated with planning permission 135845/FO/2022 described above. The application has been submitted via the planning portal (PP-12207991) and includes the following

- Application form
- Application fee
- Cover Letter (this letter)
- Air Conditioning Layout Ground and First Floor (ref: 17008-RYL-B1-ZZ-DR-M-5500 P3)
- Air Conditioning Layout Ground Floor (ref: 17008-RYL-B2-00-DR-M-5500 P2)
- Dixons Academy Temporary Kitchen Vent details
- Condition 3 Response
- Method statement, prepared by R&H Site Services Ltd
- Condition 4 Response
- Phase II Geoenvironmental Site Investigation Report, prepared by agb Environmental
- Condition 7 Response

Condition 3

Condition 3 states:

'Prior to the first use of the buildings hereby approved a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.'

Air conditioning layouts for the ground and first floors of the temporary accommodation and additional details for the temporary kitchen vents have been provided, alongside additional Condition 3 information. This provides the requisite details for Condition 3 and therefore, it should be fully discharged.

Condition 4

Condition 4 states:

'Prior to the installation of the proposed fencing as identified on approved drawing reference FS0998-IBI-TB-00-PL-L-700-002 P02 EXTERNAL WORKS TEMPORARY GA SITE PLAN, full details of the fencing to be installed together with a method statement for its installation in the vicinity of retained trees and hedges on the site, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.'

This application is supported by a Method Statement, which provides details on the methods to be used for the proposed fencing installation alongside further Condition 4 information, which specifies the details of the fencing to be used. The information provided in relation to condition 4 is sufficient and the condition should therefore, be discharged.

Condition 7

Condition 7 states:

'The following details, where applicable, shall be submitted to and agreed in writing by the City Council as local planning authority:

- a) Prior to the installation of any below ground service pipes that are to serve the hereby approved buildings, details of the piping and sealing of these to prevent any pathway for ground gas to enter into the buildings. The approved details shall be installed as part of the development.*
- b) If any soils for landscaped areas are to be imported or reused on the site, details and confirmation of the suitability of the soils for their intended use shall be demonstrated prior to them being used as part of the development.'*

The provided information includes a Phase ii Geoenvironmental Investigation Report, providing confirmation on the required information. The additional condition information underlines there are no imported or reused soils as part of this phase of works. Overall, it is considered that the submitted information provides the requisite details for Condition 7, therefore it should be fully discharged.

Summary

We trust that the above and enclosed provide you with sufficient information to register the application and to formally discharge Conditions 3, 4 and 7 of the planning permission.

If any further information is required, please contact me.

Yours sincerely,



Kayleigh Dixon

Associate Director
DPP