

Our Ref: 04C202109
Your Ref: PP-12343492

03 August 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 15, 18, 20, 29a, 31, and 32 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 15

Condition 15 states:

"Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination)."

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority."

In order to discharge Condition 15 please find enclosed:

- Geoenvironmental Desk Study prepared by Mott Macdonald, dated November 2020; and,
- Phase 2 Site Investigation Report prepared by Clancy Consulting, dated July 2023.

Condition 18

Condition 18 states:

"No development shall begin until the technical specification for the proposed cricket batting enclosures has been submitted to and approved by the Local Planning Authority (after consultation with Sport England). The details as approved shall be implemented to an agreed timescale."

In order to discharge Condition 18 please find enclosed:

- Proposed Site Plan – Sports England ECB Overlay, reference FS0766 -BSA - XX - XX - D - A – 0916, prepared by Bowker Sadler Architecture; and,
- Boundary Treatments Plan, reference 406-05-C, prepared by Bowker Sadler Architecture.

Condition 20

Condition 20 states:

"No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- *A construction programme including phasing of works;*
- *24 hour emergency contact number;*
- *Expected number and type of vehicles accessing the site;*
- *Deliveries, waste, cranes, equipment, plant, works, visitors;*
- *Size of construction vehicles;*
- *The use of a consolidation operation or scheme for the delivery of materials and goods;*
- *Phasing of works;*

- *Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction): Programming; Waste management; Construction methodology; Shared deliveries; Car sharing; Travel planning; Local workforce; Parking facilities for staff and visitors; On-site facilities; A scheme to encourage the use of public transport and cycling;*
- *Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;*
- *Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;*
- *Locations for storage of plant/waste/construction materials;*
- *Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;*
- *Arrangements to receive abnormal loads or unusually large vehicles;*
- *Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;*
- *Any necessary temporary traffic management measures;*
- *Measures to protect vulnerable road users (cyclists and pedestrians);*
- *Arrangements for temporary facilities for any bus stops or routes;*
- *Method of preventing mud being carried onto the highway;*
- *Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.*

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended."

In order to discharge Condition 20 please find enclosed Construction Method Statement prepared by Conlon Construction.

Condition 29a

Part a of Condition 29 states:

"Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships*
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal*

- iii) *measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives"*

In order to discharge part a of Condition 29 please find enclosed Olive School Local Benefit Proposal prepared by Conlon Construction.

Condition 31

Condition 31 states:

"No development shall begin until the technical specifications, to include dimensions, layout, sports markings, fencing, sports lighting, and materials for the proposed Multi Use Games Areas has been submitted to and approved by the Local Planning Authority (after consultation with Sport England). The Multi Use Games Areas shall not be constructed other than in accordance with the approved details and shall be implemented to an agreed timescale."

In order to discharge Condition 31 please find enclosed:

- Setting Out Plan (MUGA), reference FS0766-BSA-XX-XX-D-A-2006, prepared by Bowker Sadler Architecture;
- Setting Out Plan (MUGA Courts), reference FS0766-BSA-XX-XX-D-A-2007, prepared by Bowker Sadler Architecture;
- External Works Plan, reference FS0766-CCL-XX-XX-DR-C-700, prepared by Clancy Consulting; and,
- Typical Construction Details Surfaces and Edging Plan, reference FS0766-SLD-XX-XX-D-LS-04, prepared by Saville Landscape Design.

Condition 32

Condition 32 states:

"No development shall begin until the technical specifications of the grass football pitch has been submitted to and approved by the Local Planning Authority (after consultation with Sport England). The football pitch shall not be constructed other than in accordance with the approved details and shall be retained as such thereafter throughout the lifetime of the development."

In order to discharge Condition 32 please find enclosed:

- Landscape General Arrangements Plan, reference 406-02D, prepared by Saville Landscape Design.
- Landscape Masterplan, reference 406-01D, prepared by Saville Landscape Design.

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

A handwritten signature in black ink that reads "nicolajonesimpson". The signature is written in a cursive, lowercase style.

Nicola Simpson
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For and on behalf of Avison Young (UK) Limited