

Manchester City Council
Information, Delivery & Support Team Planning
Manchester Town Hall
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir/Madam

Application number: 135932/FO/2023

Proposal: *Instillation of Multi Use Games Area (MUGA) together with the installation of 5 meter high boundary treatment*

Location: *East Manchester Academy, Grey Mare Lane, Manchester, M11 3DS*

Following the recent letter dated 18 January 2023 stating the invalidity of our planning application, please find the relevant information requested below and attached.

1) Please provide a drainage strategy for the proposal

The existing Multi Use Game Pitch (MUGA) uses a drainage culvert located to the north of the site. Our proposal is to install land drainage beneath the proposed sports pitches which will carry any drainage to the same culvert. We have completed a desktop calculation and given the culverts length and depth it is more than adequate to accept the additional ground water. We have attached a proposed drainage plan for consideration.

2) Please provide a ground conditions report

We have had a ground condition survey undertaken which has been attached for consideration.

3) Please provide an operational management statement including details of community access and opening hours

Management of games pitches: The following principles will be applied when managing the use of the games pitches.

Sound

The use of the games pitches will be set to ensure that disturbance is kept to a minimum for local residents as outlined within the opening hours of operation. The impact for sound is provided within the acoustic report with relevant measures adhered to at all times.

Hours of Operation

Due to child safeguarding the school cannot allow community access during the school day, as such the below hours of operation would be proposed:

Hours of Operation			
	Monday – Friday	Saturday	Sunday
School Use	9.00 – 17.00	-	-
Community Use	No use due to neighboring properties	9.00 – 16:00 (daylight permitting)	09.00 – 16:00 (daylight permitting)

Any use outside of these times will not be permitted. Management of community bookings will be through Edu-Lettings.



4) Please provide a tree survey as to how the development would affect surrounding trees

There are no trees located within the proposed site, please see appended tree survey for information regarding other trees outside of the proposed development site.

5) Does the proposal affect an existing grass pitch?

The proposals do not affect an existing grass pitch, the school field is currently marked for one football pitch and a cricket pitch (football pitch forms part of main cricket field) to the south of the playing field. The existing pitches are unusable for the majority of the year due to poor ground drainage within this area. The school measured usable time last year which equated to two months of usage during the summer period. This is the reason why additional all weather pitches are being sought as the pitches will be better utilized increasing sport provision within the school.

6) Please provide an acoustic report detailing the noise on existing residential properties.

Full acoustic report attached, the findings of the acoustician are that noise mitigation measures such as installing an acoustic barrier to the boundary line are considered to be unnecessary for MUGA related use during the morning and afternoon period. With regard to the evening period, the hourly ambient sound pressure level reduces slightly by approximately 3 dB between 18:00 to 23:00 hours. In this instance, the generated sound pressure level from the MUGA is above the lowest hourly ambient sound pressure level by approximately 1 to 3 dB. Noise from the MUGA is therefore likely to be audible and distinct in character during the late evening period. Following the findings, it is proposed that an acoustic barrier be installed as per the acousticians recommendations.

7) Please can you confirm if any new lighting is proposed. If so, please provide location, scale and appearance and lighting report with lux levels.

No lighting is proposed.

Yours Faithfully

Joshua Martin BSc (Hons) MRICS
Director