

**DPP Planning**

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

Ref: KD/LF/JK/5051MA/L004

Date: 5<sup>th</sup> May 2023

Dear Robert,

**Full planning application for the partial demolition of existing buildings to the north of the main school building and refurbishment and extensions to the main school building, with associated hardstanding and landscape works at the former Newall Green High School site, to the west of Greenbrow Road, Wythenshawe, Manchester, M23 2SX.**

On behalf of our client, Morgan Sindall Construction (on behalf of the Department for Education), we hereby submit information to assist Manchester City Council in their consideration of a full planning application for the partial demolition of existing buildings to the north of the main school building and refurbishment and extensions to the main school building, with associated hardstanding and landscape works at the former Newall Green High School, Greenbrow Road, Wythenshawe, Manchester, M23 2SX.

The application has been submitted online via the Planning Portal (PP-12089499) and comprises the following:

- Application Forms and Ownership Certificates
- Covering Letter (ref: L004)
- Plans pack prepared by Intelligence Buildings Infrastructure, including:
  - FS0998-IBI-XX-XX-D-A-3001 Location Plan
  - FS0998-IBI-A-2-00-D-A-3101 Ground Floor GA Plan
  - FS0998-IBI-A-2-01-D-A-3102 First Floor GA Plan
  - FS0998-IBI-A-2-RL-D-A-3103 Roof Plan
  - FS0998-IBI-A-2-00-D-A-3104 Demolition Plan – Ground Floor
  - FS0998-IBI-A-2-01-D-A-3105 Demolition Plan – First Floor
  - FS0998-IBI-A-2-00-D-A-3109 Refurbishment and Remodelling Strategy – Ground Floor
  - FS0998-IBI-A-2-01-D-A-3110 Refurbishment Strategy – First Floor
  - FS0998-IBI-A-2-01-D-A-3111 Circulation Strategy – Ground Floor
  - FS0998-IBI-A-2-01-D-A-3112 Circulation Strategy – First Floor
  - FS0998-IBI-A-2-00-D-A-3190 Existing Ground Floor GA Plan
  - FS0998-IBI-A-2-01-D-A-3191 Existing First Floor GA Plan

- FS0998-IBI-A-2-RL-D-A-3192 Existing Roof Plan
- FS0998-IBI-A-3-XX-D-A-3201 GA Elevation
- FS0998-IBI-A-3-XX-D-A-3293 Existing GA Elevations
- FS0998-IBI-A-4-XX-D-A-3301 GA Sections
- FS0998-IBI-A-4-XX-D-A-3302 GA Sections
- FS0998-IBI-A-4-XX-D-A-3394 Existing GA Sections
- FS0998-IBI-A-14-XX-D-L-7001 External Works General Arrangement Plan
- Landscape plans prepared by Intelligence Buildings Infrastructure, including:
  - FS0998-IBI-A-14-XX-D-L-7001 External Works GA Plan
  - FS0998-IBI-A-14-XX-D-L-7003 External Works Boundaries Plan
  - FS0998-IBI-A-14-XX-D-L-7004 External Hardworks Plan
  - FS0998-IBI-A-14-XX-D-L-7005 External Works Green Infrastructure Plan
  - FS0998-IBI-A-14-XX-D-L-7007 External Works Vegetation to be Removed # Retained
  - FS0998-IBI-A-14-XX-D-L-7008 External Works BB103 Calculation Comparison Plan
  - FS0998-IBI-A-14-XX-D-L-7010 External Works Levels Plan
  - FS0998-IBI-A-14-XX-D-L-7012 External Works Existing Site Plan
  - FS0998-IBI-A-14-XX-D-L-7013 External Works Site Sections
- Planning Statement by DPP (ref: R001)
- Statement of Community Involvement by DPP (ref: R002)
- Design and Access Statement by Intelligence Buildings Infrastructure (ref: FS0998-IBI-XX-XX-T-A-1001)
- Transport Statement by Flinders Chase (ref: FS0998-FCL-HGN-00-RP-D-0001\_P03)
- Preliminary Ecological Assessment Report by Syntegra Consulting (ref: 22-9204)
- Biodiversity Impact Calculation Report by Syntegra Consulting (ref: 22-9204-Dixons-BNG-V1)
- Biodiversity Net Gain metrics spreadsheet by Syntegra Consulting (ref: Dixons\_Academy\_BNG\_V4.0.xlsm)
- Phase 1 Geoenvrionmental Desk Study by agb Environmental (ref: FS0998-AGB-XX-XX-T-G-0001-GEO-REPORT-PH1-S03)
- Phase 2 Geoenvrionmental Site Investigation Report (ref: FS0998-AGB-XX-XX-T-G-0002-GEO-REPORT-PH2-S03)
- Supplementary Ground Investigations by Clancy Consulting (ref: FS0998-CCL-XX-XX-T-G-0001)
- Flood Risk Assessment and Drainage Strategy by Clancy Consulting (ref: FS0998-CCL-SE-8-XX-T-C-0101)
- Air Quality Assessment by Hoare Lea (ref: FS0998-HLEA-ZZ-ZZ-T-O-0007)
- Noise Impact Assessment by SRL Technical Services (ref: FS0998-SRL-XX-XX-T-J-002-P01)
- Ventilation and Extraction Statement by Hoare Lea (ref: FS0998-HLEA-M01.3-XX-T-M-0101)
- Energy Statement by Hoare Lea (ref: FS0998-HLEA-ZZ-ZZ-T-O-0003)
- Construction and Demolition Management Plan by Morgan Sindall Construction (ref: FS0998-MSC-XX-XX-T-MC-21)
- Phasing Plans prepared by Morgan Sindall Construction
- Waste Management Plan by Morgan Sindall Construction
- Local Labour Agreement by Morgan Sindall Construction
- Education Facilities Statement by Dixons Academies Trust
- Arboricultural Implications Assessment by Syntegra Consulting (ref: 23-10490)
- Arboricultural Method Statement and Tree Protection Plan by Syntegra Consulting (ref: 23-10490)
- Great Crested Newt Survey by Syntegra (ref: 23-10490)
- Crime Impact Statement by Greater Manchester Police – to follow

In terms of floorspace, the existing gross internal floorspace stands at 9649 sqm. The gross internal floorspace to be lost is 4786 sqm and a total of 1838 sqm gross internal floorspace is proposed to be added. This results in a net additional gross internal floorspace of 6701 sqm following development.

### Summary

We trust that this submission provides you with the information required to validate the application accordingly, however, should you require any further information please do not hesitate to contact me. Please note that the application fee has been paid online via the Planning Portal.

Yours sincerely,

A handwritten signature in black ink that reads 'K. Dixon'.

Kayleigh Dixon  
Associate Director  
DPP