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Dear Rob

Re: Temporary Full Planning Application, Newall Green Academy, Wythenshawe, M23 2SX [Ref: 135845/FO/2022]

Since we last spoke the DfE and Project Manager, Arcadis, have been liaising with the fabricators of the modular units for the proposal. Through these discussions it has been identified that a number of minor changes are required to the building width, length, and GIFA to suit the modular building fabrication specifications. The changes can be summarised as follows:

- Change to the building width, length, and GIFA to suit modular building fabrication requirements as per the following:

	Building Length		Building Width		GIFA	
	Teaching Block	Dining Block	Teaching Block	Dining Block	Teaching Block	Dining Block
Submitted	39,900mm	20,000mm	17,200mm	14,600mm	1,338m2	281m2
Revised	33,055mm	24,040mm	22,260mm	12,430mm	1,432m2	285m2
Change	- 6,845mm	+4,040mm	+5,060mm	-2,170mm	+94m2	+4m2

- Rationalising external window height/ width to suit modular building fabrication requirements
- Dining block is rotated 90 degrees on site to maintain number of visitors' car park spaces. In total, 13 no. parking spaces [+1 spaces when compared to the original submission] including 2no. accessible bays and 1no. delivery bay are now proposed.

The memorandum submitted alongside this letter summarises the changes detailed above, along with the other minimal changes that are being made, both internally and externally.

The changes to the building to increase the width of the teaching block results in the loss of the identified arboricultural features, T17, T18 and T19, as well as an additional area of H1 which in part was proposed to be removed pursuant to the original proposal. All are identified as being Category C features.

In response to the previous comments from the Neighbourhood Team Leader (Arboriculture) we have agreed to the acceptance of a condition relating to mitigation for the loss of identified features. As per the original submission, and the statutory consultee tracker issued such a condition would require the reinstatement of land including landscaping proposals to account for the loss of identified features. We therefore trust that the loss of the additional features, given their Category C status, can be mitigated for in the same way.

We are therefore seeking to update the proposed drawings for approval as detailed in the schedule below:

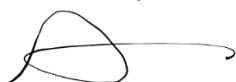
Submitted Drawing	Revised Drawing
Site Location Plan (drawing ref: FS0998-LBY-XX-XX-D-A-9000-P01)	n/a
Existing Site Plan (drawing ref: FS0998-LBY-XX-XX-D-A-9010-P01);	n/a
Existing Sections A & B Plan (drawing ref: FS0998-LBY-XX-XX-D-A-9030-P02);	n/a
Demolition Site Plan (drawing ref: FS0998-LBY-XX-XX-D-A-9020-P01);	n/a
Proposed Site Plan (drawing ref: FS0998-LBY-XX-XX-D-A-9110-P01);	FS0998-IBI-TB-00-PL-L-700-002-P02 EXTERNAL WORKS TEMPORARY GENERAL ARRANGEMENT PLAN
Proposed Ground Floor Plan (drawing ref: FS0998-LBY-XX-XX-D-A-9120-P02)	FS0998TEMP-IBI-A-2-00-D-A-200-001 C7 Ground Floor Plan - Temporary Building
Proposed First Floor Plan (drawing ref: FS0998-LBY-XX-XX-D-A-9130-P02);	FS0998TEMP-IBI-A-2-01-D-A-200-002 C5 First Floor Plan - Temporary Building
Proposed Roof Plan (drawing ref: FS0998-LBY-XX-XX-D-A-9140-P02);	FS0998-IBI-A-TRL-D-A-0006 (revision P01)
Proposed Sections A & B (drawing ref: FS0998-LBY-XX-XX-D-A-9150-P02);	GA Sections- Temporary Building FS0998-IBI-A-4-TXX-D-A-0005
Proposed Elevations NE & SW (drawing ref: FS0998-LBY-XX-XX-D-A-9160-P02);	Dining Hall Elevations FS0998-IBI-A-3-TXX-D-A-0004
Proposed Elevations SE & NW (drawing ref: FS0998-LBY-XX-XX-D-A-9160-P02);	Teaching Block Elevations FS0998-IBI-A-3-TXX-D-A-0003

As highlighted, the revisions made to the scheme are minor in nature, we are therefore of the opinion that the revisions proposed remain similar in scale and massing. The changes made are therefore suitable to provide a temporary built form that respects the character and appearance of the site and surrounding area and accords with design policies CC9 and EN1 in the adopted Core Strategy.

Taking into consideration the changes that have been made, we also set out below responses to satisfy the consultee comments you have shared (Appendix A) and enable you to move forward with the positive determination of the application.

I trust that this position is acceptable, and in the meantime, if you have any queries or seek further clarification; please do not hesitate to contact me.

Yours sincerely,



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