

APPENDIX A

Newall Green temporary teaching accommodation

(135845/FO/2022)

Statutory Consultee Tracker (21/03/2023)

Consultee	Date received	Comment Received	Action
Highways Services	12/01/2023	"A temporary loss of 34 parking spaces is proposed to accommodate the temporary accommodation and 12 parking spaces (two are disabled bays) are retained with a delivery bay. The core strategy requires that a maximum of one car parking space for every two staff members is provided, and in order to determine whether sufficient parking is retained we seek verification of the proposed staff numbers. 50 cycle spaces are proposed which is acceptable to us. In the absence of any waste management details we seek confirmation of how waste will be stored, transported and collected, including vehicle tracking where appropriate. In this regard MCC waste guidance GD04 should be referenced for appropriate vehicle tracking sizes."	We have received confirmation from the Trust that the temporary school proposed 21 staff [teaching and non-teaching]. The revised site layout drawing (FS0998-IBI-TB-OO-PL-L-700-002) confirms that the on-site provision has increased from 12 – 13 no. spaces. On the basis of MCC Core Strategy Parking Ratio [2 staff : 1 space] there is sufficient capacity within the proposal. The requirements of the Core Strategy are considered to be satisfied. - Waste Management Strategy (incl. vehicle tracking) Accept condition related to Waste Management Strategy (See comments responding to EHO)
Neighbourhood Team Leader (Arboriculture)	8/02/2023	Are you able to provide comfort that the proposed buildings and any excavation works for foundations would be outside of the tree root protection zones of those trees to be retained? They appear to miss from the site plan and sections drawings but if I could get some comfort, I would be grateful. A condition relating to mitigation for the hedges and trees that would need to be removed was suggested, as below: <i>Within three months of the first occupation of the development hereby approved, a tree replacement scheme for the site shall be submitted to and approved in writing by the City Council as local planning authority. The submitted scheme shall provide the species, size and location of trees/hedgerows to be planted on the site together with a timescale for the implementation of the scheme. The development shall be carried out in accordance with the agreed scheme.</i>	Morgan Sindall have provided confirmation that a no-dig foundation design is proposed (see comments in response to EHO). The alterations to the buildings also now site the building further away from the Root Protection Zone's (RPZ), thus providing further comfort that this is outside of the RPZ. This is in addition to the confirmed 'no-dig solution' that has been confirmed, as detailed below in the EHO comments. Happy to accept an arboricultural condition related to replacement planting. Our suggested wording is below which is consistent with the Covering Letter submitted alongside the planning application: <i>"Prior to the expiry of the development hereby approved, a reinstatement scheme for the site shall be submitted to and approved in writing by the City Council as local planning authority. The submitted scheme shall incorporate details of the species, size and location of trees/hedgerows to be planted on the site together, alongside a timescale for implementation. The development shall be carried out in accordance with the agreed scheme."</i>
Environmental Health	20/01/23	The EHO have recommended a series of conditions to be attached to any permission. Commentary relating to information required to discharge the conditions is also referred to where relevant under the proposed condition: <i>External plant/equipment/servicing</i> a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise	Accept condition relating to Plant and Fumes/ Kitchen, subject to alterations/ Deletions shown in red.

	sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority. b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria. Fume/odours * (commercial kitchens) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties. The scheme shall be implemented in full before prior to commencement of the use and confirmation shall be sent the City Council as local planning authority to confirm that the scheme has been implemented. b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented. Reason—In the interests of the amenities of occupiers of nearby properties. <i>*The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled ‘Control of Odour and Noise from Commercial Kitchen Exhaust Systems’ dated May 2022. Details should also be provided in relation to replacement air. For further details refer to MCC’s Environmental protection information for developers (GD 03) document.</i> Waste** a) Prior to the first occupation of the development a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. This shall include details relating to the storage, transportation and collection of waste [incl. vehicle tracking information] <i>New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.</i> <i>b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.</i> <i>Reason - In the interests of amenity and public health.</i> <i>**The applicant need to demonstrate that there is sufficient space in each waste stream to any existing/proposed waste management strategy for the school.</i>	Waste Suggested condition to be accepted, waste strategy to be submitted prior to commencement of development subject to alterations shown in red.
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		Contaminated Land*** a) 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 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. b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy. Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to [INSERT] of the Unitary Development Plan for the City of Manchester. ***The application details a modular build for the additional spaces and so rather than complete the full risk assessment and site investigations if the proposals are not breaking ground, they should demonstrate that any service entry pipes into the builds are properly sealed to prevent a ground gas pathway. In addition, it is not clear whether any areas will be landscaped and so any site won material is suitable for use.	Contaminated Land Morgan Sindall have confirmed that the proposal incorporates a no-dig design solution, that utilises a jack-pad above ground foundation solution for the temporary accommodation. On the basis of a 'no-dig solution' the condition related to contaminated land and preliminary risk assessment is considered to be unnecessary.
United Utilities	03/03/2023	Request for additional information- We request that the applicant submits a plan outlining the proposed levels (including finished floor levels and ground levels) shown in metres above Ordnance Datum and an indicative foul and surface water drainage strategy (including cover and invert levels). It is our recommendation this information is submitted for our review so that any risk of sewer surcharge can be further assessed. The applicant should note that it may be necessary to raise finished floor and ground levels and / or include mitigation measures to manage the risk of sewer surcharge. We request the following drainage condition is attached to any subsequent approval: Suggested Drainage condition:	<i>It has been confirmed that the intention is that the proposed temporary accommodation will connect into the schools existing drainage system, which is considered to have sufficient capacity for use for the duration of the temporary building. It is necessary to highlight that the main school facility will not be operational at the same time given the temporary nature of the proposal.</i> <i>As such, we feel a condition requesting proposed levels and foul/ surface water drainage system is unnecessary for this temporary proposal.</i>

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		Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include: (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and (v) Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development. Suggested Management and maintenance of Sustainable drainage systems condition: Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum: a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan.	A plan showing the connection to the existing drainage system can be provided if necessary.
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