

Our Reference: 784-B118318

Planning Portal Reference: PP-11582735

FAO Sue Wills

Planning Department

Manchester City Council

PO Box 532

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Manchester

M60 2LA

24.10.2022

Dear Sue,

SUBJECT: CO-OP BELLE VUE ACADEMY, HYDE ROAD, GORTON, MANCHESTER, M12 5AL, APPLICATION TO DISCHARGE CONDITIONS ASSOCIATED TO PERMISSION 129076/VO/2021

On behalf of Manchester City Council and our client Robert McAlpine, we have been instructed to submit an application to discharge planning conditions associated with planning permission 129076/VO/2021 at the above site. Permission on the site was granted on 28th April 2021 for the following development description:

“CITY COUNCIL DEVELOPMENT Erection of a part three, part two storey detached school building (Class F1) with associated sports facilities, access, car parking arrangements, landscaping and boundary treatments following the demolition of existing cinema building”

We would wish to highlight to the local planning authority that there is a minor-material amendment application (**reference 135066/JO/2022**) currently under consideration for the site. Depended upon the timing of the determination of the minor material amendment application, there may therefore be a procedural impact as to which permission the identified conditions are discharged against.

The conditions associated to permission 129076/VO/2021 which are requested to be discharged as part of this application submission are:

- Condition 10: Car Park Management
- Condition 13: Drainage Implementation and Maintenance
- Condition 18: Ventilation and Extraction Details
- Condition 19: External Plant Details and Verification Report
- Condition 25: Sports Pitch Noise Mitigation
- Condition 33: Bat Boxes
- Condition 39: Sports Pitch Details

This application is accompanied with supporting documents and information which are identified in detail further in this letter. The fee in the amount of £116 has been paid for via the Planning Portal's online payment system.

Condition 10 – Car Park Management

The condition reads as follows;

“Prior to the first occupation of the development hereby approved a management plan for the car parking and drop-off area within the development shall be submitted to and approved in writing by the City Council as local planning authority. The plan shall include: -

- *Measures to marshall the use of the staff car park and drop off area;*
- *Measures to discourage use of drop off areas for longer term car parking;*
- *Measures to be employed to discourage inappropriate drop off of pupils.”*

The condition requires the submission of a management plan for the car parking and drop-off area in order for the development to comply with highway safety under Policy T1 of the Core Strategy for Manchester. The required details are set out in the following supporting information;

- CO-OP Academy Belle Vue Carpark Agreement

Condition 13 - Drainage Implementation and Maintenance

The condition reads as follows;

“No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- *Verification report providing photographic evidence of construction as per design drawings;*
- *As built construction drawings if different from design construction drawings;*
- *Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.”*

Condition 13 requires submission of verification details relating the sustainable drainage scheme, to include verification evidence and a management and maintenance plan. This is to comply with national planning policy and guidance and policies EN08 and EN14 of the Core Strategy for Manchester. This application is accompanied with the following information;

- Drainage Maintenance Schedule Report -BDP August 2022
- Combined Drainage
- Sustainable Drainage Report
- Attenuation/Storage Tank Details - PCST - 2.0 - RP - R2 - ECO-CELL TANK AT BELLE VUE CO-OP ACADEMY (DETAILS)
- Attenuation/Storage Tank Details - PCST - 2.1 - RP - R2 - ECO-CELL TANK AT BELLE VUE CO-OP ACADEMY (TANK 2)

- Attenuation/Storage Tank Details - PCST-3-RP-17620-R1 - PLUVIAL CUBE TANK AT BELLE VUE CO-OP ACADEMY

The provided Sustainable Drainage Report by Sir Robert McAlpine provides verification evidence of the SUDS scheme installed. Detailed construction drawings of the drainage scheme have previously been submitted to discharge condition no.12. Details are again provided in the above listed documentation for reference.

Condition 18 -Ventilation and Extraction Details

The condition reads as follows:

“a) Notwithstanding the contents of the Ventilation and Extract Planning Statement, 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. b) Prior to commencement of the use hereby permitted confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented. 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.”

- Condition 18 requires submission of ventilation specifications to comply with policy DM1 of the Core Strategy for Manchester. This application is accompanied with the following information; Ventilation Specifications Drawings;
 - Dwg nos. 009433-IUL-01-00-DR-M-570001;
 - Dwg nos. 009433-IUL-01-00-DR-M-570002;
 - Dwg nos. 009433-IUL-01-01-DR-M-570001;
 - Dwg nos. 009433-IUL-01-01-DR-M-570002;
 - Dwg nos. 009433-IUL-01-02-DR-M-570001;
 - Dwg nos. 009433-IUL-01-02-DR-M-570002;
 - Dwg nos. 009433-IUL-01-03-DR-M-570001;
 - Dwg nos. 009433-IUL-01-03-DR-M-570002;
- Belle Vue Academy – Planning Condition 18 (B) Statement (Integral);
- Airguard Type 2 Baffle Filter Specifications;
- Technical Submittal Document 1 – 009433-IUL-XX-ZZ-SB-M-TS1;
- Technical Submittal Documents 2 – 009433-IUL-XX-ZZ-SB-M-TS2;
- Technical Submittal Documents 3 – 009433-IUL-XX-ZZ-SB-M-TS3;
- 22166 – 001 – Belle Vue Academy Flue Design;
- Heat Recovery Unit - 009433-IUL-XX-ZZ-SH-M-57002 SCH 08 HRUs;
- Extract Fans – 009433-IUL-XX-ZZ-SH-M-57003 SCH 09 Efs;
- Hybrid Ventilation Units - 009433-IUL-XX-ZZ-SH-M-57005 SCH 11 Hybrid Ventilation Units 03;
- Attenuators - 009433-IUL-XX-ZZ-SH-M-57007 SCH 13 Attenuators;
- Mechanical Specification – 009433-IUL-XX-ZZ-SP-M-50001 – Mechanical Specification;
- Air Handling Unit - 009433-IUL-XX-ZZ-SP-M-57001 SCH 07 AHUs;

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Roof Mounted Ventilation Units - 009433-IUL-XX-ZZ-SP-M-57005 SCH 12 Roof Mounted Ventilation Units. To meet the requirements of part b) of the condition, the scheme's installer, Integral, has provided a statement to confirm the installation has taken place in accordance with the submitted details, as itemised above.

Condition 19 - External Plant Details and Verification Report

The condition reads as follows;

19) 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 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. b) Prior to occupation of the development 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 nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

The condition requires the approval of details relating to external plant and verification that the levels of noise emitted from any plant will be within the acceptable limits.

The following is provided;

- Building Services Noise Commissioning Measurements, Ref OPP-068103-AC-2v1 (Stroma)

The report demonstrates that external plant will operate within the required noise criteria.

Roof plan drawings submitted in support of discharging condition 18 (Dwg nos. 009433-IUL-01-03-DR-M-570001 and Dwg nos. 009433-IUL-01-03-DR-M-570002) detail the location of all external plant across the building.

Condition 25 – Sports Pitch Noise Mitigation

The condition reads as follows;

“Prior to any works to implement the outdoor sport facilities, finalised details for any mitigation measures in respect of noise attenuation to the outdoor sports facilities referred to in the Noise Assessment shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details.”

Condition 25 requires details of noise mitigation measures for the use of the outdoor sports facilities to help prevent against an increase in general noise around the site, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester. This application is accompanied with the following information which details the active management measure which would be put in place at the site;

- Belle Vue Noise Management Statement

Condition 33 – Bat Boxes

The condition reads as follows;

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“Before the occupation of the school hereby approved, full details of the design and locations of bat and bird boxes to form part of the development shall be submitted and agreed with the Local Planning Authority. The permanent bat and bird boxes shall be installed in accordance with the agreed designs.”

Condition 33 requires the submission of details to provide for biodiversity enhancements. This application is accompanied with the following information;

- Biodiversity Enhancement – Bats Site Assessment;
- Bat Box Review – Dwg no. 009433 01-XX-DR-L-910036 Rev P01

Condition 39 – Sports Pitch Specification

The condition reads as follows;

“No development of the playing fields shall commence until the following documents have been submitted to and approved in writing by the City Council as Local Planning Authority after consultation with Sport England:

- (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and*
- (ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include plans and a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of maintenance and implementation.*
- (b) The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.”*

Condition 39 requires the submission of a ground condition assessment of the land proposed for the playing pitches in addition to a scheme that addresses any constraints identified in the aforementioned assessment. This is to ensure that the playing field is prepared to an adequate standard and is fit for purpose. This application is accompanied with the following information;

Detailed ground investigations were undertaken across the site, including the area to be developed to provide the grass sports pitches, in order to identify any constraints which would require remediation.

The site investigations report undertaken is provided (Hydrock – Ground Investigations June 2012) which includes on page 21 (Table 5.7) the site’s infiltration results. With poor infiltration rates identified as a risk which could affect the playing surfaces, the drainage system installed was designed to appropriately mitigate the ground conditions present. Details of the drainage strategy for the sport pitches are outlined within the submitted BDP Design Note.

The following information is provided in order to discharge the condition requirements;

- Design Note - Sports Pitch Drainage (BDP, 06.10.2022);

- Boundary Fence Coordinates Overlay – 20D051 2D TOPO with Belle-Vue_Boundary Fence_Coordinates Overlay;
- Typical Drainage Details Sheet 2 of 2 - 009422-BDP-01-XX-DR-C-520302;
- Site Wide Drainage Strategy General Arrangement Sheet 1 of 3 – 009433-BDP-01-ZZ-DR-C-520001;
- Site Wide Drainage Strategy General Arrangement Sheet 2 of 3 – 009433-BDP-01-ZZ-DR-C-520002;
- Site Wide Drainage Strategy General Arrangement Sheet 3 of 3 – 009433-BDP-01-ZZ-DR-C-520003;
- Civils Specification – 009433-BDP-XX-XX-SP-C-000001;
- Proposed Levels Strategy Sheet 1 of 2 – 009433-BDP-ZZ-00-DR-C-15_10-1000;
- Proposed Levels Strategy Sheet 2 of 2 – 009433-BDP-ZZ-00-DR-C-15_10-1001;
- Ground Investigations (Hydrock), 7 June 2021, Ref. 18170-HYD-XX-XX-RP-GE-001, Rev P02; and
- Maintenance Details – JMO – SRM – Belle Vue Co-op Academy – Maintenance.

We trust the information enclosed along with this application is sufficient to discharge the aforementioned condition. Please do not hesitate to contact me if you have any questions or require any further information.

Yours sincerely,



Sam Beresford

Sports / Town Planner

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