

26th September 2022

Sue Wills
Planning and Building Control
Development Management (North)
Growth and Neighbourhood Directorate
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Sue,

RE: Discharge of Condition 21, application reference CDN/22/0351

Further to your email to Anne Burke-Hargreaves, dated 23rd September 2022, I am writing to confirm that the drainage scheme at Eden Boys' and Eden Girls' Leadership Academies in Manchester has been installed as per the details previously approved by MCC Planning.

The detailed drainage scheme for the site was approved via the discharge of Condition 21 of planning permission 118805/FO/2018. The discharge of condition application reference is CDN/18/0432.

This planning permission was updated via s73 to become 124763/JO/2019, and the previous Condition 21 became Condition 20 which was revised at the time to reflect the previously discharged details for the former Condition 21, as set out in the decision notice for application CDN/18/0432. The decision notice for application CDN/18/0432 states:

The following documents , plans and emails have been examined.

- o Mott Macdonald, Drainage Design Calculations, 31 May 2018;*
- o Mott Macdonald, Tauheedul Schools Cheetham Hill Below Ground Drainage General Arrangement, 382220-MMD-CH-00-DR-D-0001 Rev C10;*
- o Mott Macdonald, Cheetham Hill Below Ground Drainage Surface Water Manhole Schedule, 382220-MMD-CH-00-DR-D-0005 Rev C09;*
- o Mott Macdonald, Cheetham Hill Below Ground Drainage Foul Water Manhole Schedule, 382220-MMD-CH-00-DR-D-0007 Rev C08'*
- o Mott Macdonald, Cheetham Hill Below Ground Drainage Typical Details Sheet 1 of 4, 382220-MMD-CH-00-DR-D-0010 Rev C01;*
- o Mott Macdonald, Cheetham Hill Below Ground Drainage Typical Details Sheet 2 of 4, 382220-MMD-CH-00-DR-D-0011 Rev C01;*

- o Mott Macdonald, Cheetham Hill Below Ground Drainage Typical Details Sheet 3 of 4, 382220- 382220-MMD-CH-00-DR-D-0012 Rev C01;*
- o Mott Macdonald, Cheetham Hill Below Ground Drainage Typical Details Sheet 4 of 4, 382220- 382220-MMD-CH-00-DR-D-0013 Rev C02;*
- o Email from Calum Smith dated 17th August 2018 confirming over land flows and attenuation tank information;*
- o Email from Calum Smith dated 24th July 2018 confirming flow rates.*
- o Modular Geo-Void Systems product specification document received 10th July 2018.*
- o Cross section including separation layer proposed below the playing surface of the proposed MUGA's received by email from Wates Construction on 14th August 2019.*

On the basis the development is implemented in accordance with the document , emails and plans listed above; and that the surface water from the MUGA's would be going through an infiltration system which has a separation layer incorporated , so that surface water would not enter the existing ground below, and would connect with the United Utilities system , and would not discharge into the culvert at the base of the former landfill beneath the site, I can confirm condition no.21 is discharged.

The replacement Condition 21 of 124763/JO/2019 seeks verification that the details previously approved have been implemented as agreed. It states:

No development hereby permitted shall be occupied until full details of the implementation, maintenance and management of the approved surface water 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:

- o Verification report providing photographic evidence of construction as per design drawings;*
- o As built construction drawings if different from design construction drawings;*
- o 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.*

Wates submitted an application to discharge this condition on 28th May 2022 (CDN/22/0351), including all available evidence on the files at Wates.

Comments have since been received from the LLFA via MCC Planning requesting a number of further details that Wates are unable to provide due to staff changes and a lack of further evidence on the Wates system.

Therefore, Wates are instead writing this letter to confirm that the information approved under application CDN/18/0432 and as reflected in the updated Condition 20 of planning permission 124763/JO/2019, has indeed been installed as approved, including the "Cross section including separation layer proposed below the playing surface of the proposed MUGA's received by email from Wates Construction on 14th August 2019".

Please note that the recent submission for CDN/22/0351 did include a number of minor updates to a couple of the drawings and therefore a consolidated and complete list of the installed details is below, with the updates indicated in red:

- o Mott Macdonald, Drainage Design Calculations, 31 May 2018;*

- o Mott Macdonald, Tauheedul Schools Cheetham Hill Below Ground Drainage General Arrangement, 382220-MMD-CH-00-DR-D-0001 Rev ~~C10~~ C11;*
- o Mott Macdonald, Cheetham Hill Below Ground Drainage Surface Water Manhole Schedule, 382220-MMD-CH-00-DR-D-0005 Rev ~~C09~~ C10;*
- o Mott Macdonald, Cheetham Hill Below Ground Drainage Foul Water Manhole Schedule, 382220-MMD-CH-00-DR-D-0007 Rev ~~C08~~ C09'*
- o Mott Macdonald, Cheetham Hill Below Ground Drainage Typical Details Sheet 1 of 4, 382220-MMD-CH-00-DR-D-0010 Rev C01;*
- o Mott Macdonald, Cheetham Hill Below Ground Drainage Typical Details Sheet 2 of 4, 382220-MMD-CH-00-DR-D-0011 Rev C01;*
- o Mott Macdonald, Cheetham Hill Below Ground Drainage Typical Details Sheet 3 of 4, 382220- 382220-MMD-CH-00-DR-D-0012 Rev C01;*
- o Mott Macdonald, Cheetham Hill Below Ground Drainage Typical Details Sheet 4 of 4, 382220- 382220-MMD-CH-00-DR-D-0013 Rev C02;*
- o Email from Calum Smith dated 17th August 2018 confirming over land flows and attenuation tank information;*
- o Email from Calum Smith dated 24th July 2018 confirming flow rates.*
- o Modular Geo-Void Systems product specification document received 10th July 2018.*
- o Cross section including separation layer proposed below the playing surface of the proposed MUGA's received by email from Wates Construction on 14th August 2019. and would not discharge into the culvert at the base of the former landfill beneath the site*

For completeness, as stated in the covering letter for application CDN/22/0351, the management and maintenance aspect of the condition is addressed as follows:

Regarding management and maintenance, the following statement included within the approved Flood Risk Assessment (December 2017, Rev P04), paragraph 3.3.1 remains current:

Visual inspections of all private drainage systems on site; specifically gullies, drainage channels, catchpits, inspection chambers and manholes to be carried out every 6 months for the first year and every 12 months thereafter. Cleaning and jetting requirements of the system to be carried out based on the results of the visual inspection.

Frequency and methodology of geocellular storage inspection and maintenance to be based on the manufacturers recommendations.

Oil separator systems to use telemetry systems to monitor performance and indicate when the separator requires emptying.

Maintenance of the drainage systems is the responsibility of Tauheedul Education Trust [now known as Star Academies].

Based on the above, I would be grateful if could confirm the discharge of Condition 21 of planning permission 124763/JO/2019.

Many thanks.


Gavin Davis

Operations Director

For and on behalf of Wates Construction Limited