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Robert Griffin
Planning Control
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Ref:
KD/LF/MA/5051MA/L039

Date: 4th November 2025

Dear Robert,

Application to fully discharge Condition 23b relating to planning permission 139598/JO/2024 for the “Variation of condition numbers: 2 (Specified Plans), 10 (3G AGP pitch), 18 (Electric Vehicle Charging Points), 19 (Car park phasing), and 22 (Scheme of Acoustic Treatment and Verification report) attached to planning approval reference 136933/FO/2023 to allow alterations to the trigger points for the referenced conditions to allow the development to be delivered within construction programme timescales” at Former Newall Green High School, Greenbrow Road, Manchester, M23 2SX.

On behalf of our client, Morgan Sindall Construction (on behalf of the Department for Education), we hereby submit information in pursuit of fully discharging Condition 23b associated with planning permission 139598/JO/2024 as described above.

The application has been submitted via the planning portal (PP-14462289) and includes the following:

- Application forms
- Application fee
- Covering letter (this letter)
- Plant Noise Management (ref: FS0998-SRL-XX-XX-T-J-0009-P1) prepared by SRL

Part a) of condition 23 has been discharged under reference CDN/25/0620 on 8th September 2025. As such, this application seeks to discharge the remaining details associated with condition 23.

Condition 23b (Plant Noise Verification)

Condition 23b states:

“b) Within 3 months of the first occupation of the approved 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 non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.”

The accompanying Plant Noise Management document states that the requirements of the condition have been met, and that the rating level of noise from building services is below 5 or more dBA below the background noise levels at the nearest residential receptors. On this basis, it is considered that the requirements of condition 23b have been met.

Summary

We trust that the above and enclosed provide you with sufficient information to register the application and to fully discharge Condition 23b of planning permission 139598/JO/2024.

If any further information is required, please contact me.

Yours sincerely,

Lee Fulcher
Principal Planner
DPP