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John Copestake
Development Management
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale

Ref: KD/LF/AV/4286MA/L012

Date: 19 December 2022

Dear John,

Application to discharge conditions 8, 9, 12, and 13 associated with planning permission 22/01191/PSID for the erection of a two-storey school building, with lobby and toilet facilities, together with associated refurbishment of existing plant, water tank and substation block, and associated landscape works, following demolition of existing main school building, at Newhouse Academy, Newhouse Road, Heywood, OL10 2NT.

On behalf of our client, Morgan Sindall Construction, we hereby submit the following information in pursuit of fully discharging conditions 8, 9, 12, and 13 in relation to the above consent ref: 22/01191/PSID. Please note that a s73 application for amendments to condition 2 has been submitted in tandem with this application.

This application has been submitted via the Planning Portal (ref: PP- 11783232) and includes the following:

- Application Form
- Application Fee
- Cover letter (this letter)
- Condition 8:
 - PE CURRICULUM_
 - PE Timetable
 - SRP1019-DEP-ZZ-00-DR-L-0015-P03 Sport Continuity Plan prepared by DEP
 - Statement in support of planning application
 - Proposed Ground Level Plan (ref: SRP1019-JMA-01-00-DR-A-0001-P21) prepared by JMA
- Condition 9:
 - Proposed Ground Level Plan (ref: SRP1019-JMA-01-00-DR-A-0001-P21) prepared by JMA
 - Sports Hall Plans (ref: SRP1019-JMA-01-00-DR-A-4033-D2-P03_0-027) prepared by JMA
 - Proposed Illustrative Site Layout (ref: SRP1019-DEP-ZZ-00-DR-L-0002-P06 PROPOSED ILLUSTRATIVE LAYOUT) prepared by DEP
 - Proposed Site Layout (ref: SRP1019-DEP-ZZ-00-DR-L-0001-P15 PROPOSED SITE LAYOUT) prepared by DEP

- Condition 12:
 - SRP1019-CUR-XX-XX-RP-G-0001-P02 Newhouse Academy Phase 2 GI and CMRA (1) prepared by Curtins
- Condition 13:
 - Existing catchment and rates prepared by Curtins:
 - Area EA Network Details & Results 21.07.22
 - Area EB Network Details & Results 21.07.22
 - Area EC Network Details & Results 21.07.22
 - SRP1019-CUR-XX-00-DR-C-9214 Existing Catchment Plan
 - SRP1019-CUR-XX-00-DR-C-9215 Proposed Catchment Plan sketch
 - SRP1019-CUR-XX-00-DR-C-9215 Proposed Catchment Plan
 - UU E-mail 08.08.22
 - Proposed drainage prepared by Curtins:
 - SRP1019-CUR-XX-00-DR-C-9210
 - SRP1019-CUR-XX-00-DR-C-9211
 - SRP1019-CUR-XX-00-DR-C-9212
 - SRP1019-CUR-XX-00-DR-C-9213
 - SRP1019-CUR-XX-XX-DR-C-9164 External surface and buildups
 - SRP1019-CUR-XX-XX-DR-C-9220
 - SRP1019-CUR-XX-XX-DR-C-9221
 - SRP1019-CUR-XX-XX-DR-C-9222
 - SRP1019-CUR-XX-XX-DR-C-9223
 - SRP1019-CUR-XX-XX-RP-C-92002 Drainage Maintenance
 - surface water calculations 16.12.22

Condition 8 (Continuity of Sports)

Condition 8 states:

“No development affecting the existing indoor or outdoor sports facilities shall commence until a scheme has been submitted to and approved by the Local Planning Authority which shall ensure either:

- *The continuity of the existing indoor and outdoor sports use of the playing fields/sports facilities; or,*
- *The provision of replacement facilities during construction works.*

If replacement facilities are proposed, the scheme must set out details of the size, location, type and make-up of the facilities or replacement facilities (as appropriate) together with arrangements for access. The scheme must include a timetable for the provision of the facilities or replacement facilities (as appropriate). Sports facilities impacted during construction shall be restored in accordance with the approved details before occupation of the development hereby approved.

The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.”

The submitted plans and documents confirm that the indoor sports facilities, comprising the sports hall, gym and dance studio will be available and in use during the normal school day, for community users after school hours, and at weekends throughout the duration of the planned construction of the new school building. Continuity of indoor sports provision in the existing school building will be maintained throughout the construction phase, at the end of which, indoor sports provision will be available in the new school building.

Furthermore, the outdoor sports facilities, comprising the playing fields to the rear and the front of the school (West and East of the school buildings) and the Multi Use Games Areas (MUGAs) to the south of the school buildings, will

remain largely unaffected throughout the duration of the construction works and will be of sufficient area and availability to enable continuity of teaching at required levels as determined by the timetable to be maintained.

It is therefore considered that the submitted plans and documents provide the requisite details in order for condition 8 to be fully discharged.

Condition 9 (Sports Hall and Changing)

Condition 9 states:

“No development of the sports hall and changing rooms, or of the hard court games areas, shall commence until details of the design and layout of the sports hall and changing rooms have been submitted to and approved by the Local Planning Authority. The details shall include scale plans of the layout and dimensions of the courts with run off areas, and height of the sports hall. The development shall be constructed in complete accordance with the approved details”

The submitted plans provide full details of the design and layout of the sports hall and changing rooms, as well as the MUGAs, as required by Condition 9.

It is therefore considered that the submitted plans provide the requisite details in order for condition 9 to be fully discharged.

Condition 12 (Contaminated Land)

Condition 12 states:

“Prior to commencement of each phase of the development as set out in the approved Construction Method Statement (received by the Local Planning Authority on 18/11/2022), an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The details for each phase may be submitted ahead of the completion of subsequent phases where such an approach otherwise accords with the requirements of this condition.

The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before each phase of the development commences. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination*
- (ii) an assessment of the potential risks to:*
 - human health,*
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,*
 - adjoining land,*
 - groundwaters and surface waters,*
 - ecological systems,*
 - archeological sites and ancient monuments;*
- (iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)*

Each phase of the development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report shall be submitted to and approved in writing by the Local Planning Authority before each phase of the development as set out in the approved CMS is first brought into use.”

In accordance with the criteria set out above, a Phase 2 Ground Investigation and Ground Gas Assessment has been carried out by Curtins. The reports demonstrate that no significant contamination was identified and therefore a Remediation Strategy is not required.

It is therefore considered that the submitted information provides the requisite details in order for condition 12 to be discharged for Phases 1-2 of the construction programme, covering enabling works and construction.

Condition 13 (Drainage)

Condition 13 states:

“No development other than the demolition of buildings and structures to be removed shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be/include:

- (i) Based upon the FRA & Drainage Strategy document ref. RP1019-CUR-00-XXRP-D-92001 by Curtins issued 27.7.2022 and the submitted drawings Proposed Drainage Plan Sheets 1 & 2 drg ref. SPR1019-CUR-XX-00-DR-C-9212/P04 & 9213/P04 by Curtins, issued 26.7.2022;*
- (ii) Restricted rates of discharge to public sewer agreed with United Utilities and the local planning authority;*
- (iii) The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design;*
- (iv) Mitigation measures to manage the risk of sewer surcharge, if UU Developer Services advise that this is necessary;*
- (v) Construction details for the permeable drainage of the MUGA sports pitch;*
- (vi) Provision of a Maintenance Document explaining how the surface water scheme will be maintained and managed after completion.*

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.”

In accordance with the criteria set out above, a scheme for the disposal of foul and surface water from the site has been prepared by Curtins. It is therefore considered that the submitted plans provide the requisite details in order for condition 13 to be fully discharged.

Conclusion

We trust that the submitted information is sufficient to fully discharge conditions 8, 9, 12, and 13 of 22/01191/PSID in respect of the proposed school development, at Newhouse Academy, Newhouse Road, Heywood, OL10 2NT.

If you require any further information, please do not hesitate to contact me.

Yours sincerely,



Kayleigh Dixon
Associate Director
DPP