

8 April 2022

Delivered via Planning Portal

Jennifer Atkinson
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Ref: SHEM3008

Dear Jennifer

**DISCHARGE OF PLANNING CONDITION 16 PURSUANT TO PLANNING PERMISSION 128905/FO/2020,
NORTH MANCHESTER GENERAL HOSPITAL, MANCHESTER. M8 5RL**

On behalf of our client, Morgan Sindall Construction ('Morgan Sindall' / 'the Applicant'), an application to discharge condition 16, in so far as it relates to the Multi-Storey Car Park (MSCP) and Cycle Hub, pursuant to the above planning permission, has been submitted via the Planning Portal (ref. PP-11175042).

Please see Appendix 1 for a full list of submitted documents.

The requisite application fee of £116 has been paid online via the Planning Portal.

Background

In March 2021, Manchester University NHS Foundation Trust secured full planning permission (LPA ref. 128905/FO/2020) for the proposed development of a multi-storey car park and cycle hub with associated enabling works at the North Manchester General Hospital, Manchester. A full description of development is provided below:

"Erection of a multi-storey car park and cycle hub (1,025 car parking spaces) in association with North Manchester General Hospital and associated enabling works comprising the demolition of five existing buildings; the provision of two areas of temporary car parking; service diversion works; landscaping and other associated works."

Morgan Sindall are the appointed contractors for the development, with P.P. O'Connor undertaking the relevant demolition work.

The planning permission includes a series of planning conditions which require the Applicant to submit additional information for approval by Manchester City Council (MCC). This application seeks to discharge condition 16 relating to the external materials on the multi-storey car park and cycle hub. A number of Discharge of Condition applications¹ have already been submitted and approved by MCC.

¹ LPA ref. CDN/21/0333, LPA ref. CDN/21/0359, LPA ref. CDN/21/0438, LPA ref. CDN21/0438, LPA ref. CDN/21/0496, LPA ref. CDN/21/0511, LPA ref. CDN/22/0037.

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Condition 16 (External Materials)

Condition 16 has been subject to a Non-Material Amendment application (LPA ref. 132758/NMC/2022) to amend the trigger point of the condition. This application was approved in February 2022.

Condition 16 states the following:

Prior to any above ground works associated with the construction of the multi-storey car park and cycle hub, all material to be used on all external elevations of the multi-storey car park and cycle hub development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management

The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

In relation to the specific requirements of condition 16, these points can be found as follows:

- **Submission of samples (including a panel) and specifications of all materials to be used on all external elevations** – A site visit has been arranged with Jennifer Atkinson to review the samples on site on 20th April 2022.
- **Jointing and fixing details** – Please see drawings².
- **Details of drips to be used to prevent staining in** – N/A. Drip flashings are not necessary due to the open nature of the façade, consequently staining is not considered an issue.
- **Ventilation/air brick** – N/A. The cladding proposed is bespoke with open mesh openings, so the wording of the condition is not appropriate.
- **A strategy for quality control management** – Please see Quality Management Plan. This includes measures such as handover protocol, competency training and monitoring, measures and continuous improvement,

Conclusion

I trust you have all the information you require to validate this application and approve the details associated with the aforementioned condition. However, should you have any queries or require any further information, please do not hesitate to contact me

Yours sincerely



Will Hannah
Assistant Planner

² Dwg ref. EX31618-01C-D-D01, Dwg ref. EX31618-01C-D-D02, Dwg ref. EX31618-01C-D-D03, Dwg ref. EX31618-01C-D-D04, Dwg ref. EX31618-01C-D-D05, Dwg ref. EX31618-01C-D-E01, Dwg ref. EX31618-01C-D-P01, Dwg ref. EX31618-01C-D-S01, Dwg ref. EX31618-01C-D-S02, Dwg ref. EX31618-01C-D-S03.

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Appendix 1

The application comprises electronic copies of the following information:

- This Covering Letter
- Completed Application Form
- Quality Management Plan (QMP), prepared by Morgan Sindall Construction
- Architectural Drawings, prepared by AFL Architects – list in Appendix 1
- External Envelope & Masonry – Level 0 Layout (dwg ref. 20200-AFL-MSCP-00-DR-A-2101 P08), prepared by AFL Architects
- External Envelope – Level 1 (Typical Upper) Layout (dwg ref. 20200-AFL-01-DR-A-2102 P09), prepared by AFL Architects
- External Envelope - Roof Level Layout/Safe Overhang (dwg ref. 20200-AFL-MSCP-RF-DR-A-2109), prepared by AFL Architects
- GA, South & West, Elevations (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2020 P05), prepared by AFL Architects
- GA, North & East, Elevations (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2021 P04), prepared by AFL Architects
- Presentation, South & West, Elevations (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2022 P01), prepared by AFL Architects
- Presentation, North & West, Elevations (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2023 P01), prepared by AFL Architects
- GA, Section 1, Sections (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2030 P03), prepared by AFL Architects
- GA, Section 2, Sections (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2031 P03), prepared by AFL Architects
- GA, Section 3, Sections (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2032 P03), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 1 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2120 P04), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 2 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2121 P05), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 3 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2122 P04), prepared by AFL Architects

- External Wall, Section, Elevation, Detail 4 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2123 P04), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 5 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2124 P04), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 6 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2125 P05), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 7 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2126 P04), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 8 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2127 P05), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 9 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2128 P05), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 10 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2129 P03), prepared by AFL Architects
- External Wall, Façade Panel Mock-Up (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2151 P03), prepared by AFL Architects
- External Wall, Façade Materials (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2152 P01), prepared by AFL Architects
- External Window, Window & Curtain Walling Types, Elevations (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-3120 P05)
- Curtin Walling (doc ref. 20200-AFL-MSCP-ZZ-SP-A-0907 P2), prepared by AFL Architects
- Metal Profiled / Flat Sheet Cladding / Covering (doc ref. 20200-AFL-MSCP-ZZ-SP-A-0908 P1), prepared by AFL Architects
- Windows / Rooflights / Screens / Louvres (doc ref. 20200-AFL-MSCP-ZZ-SP-A-0916 P1), prepared by AFL Architects
- Powder Coatings (doc ref. 20200-AFL-MSCP-ZZ-SP-A-0943 P1), prepared by AFL Architects
- Anodizing (doc ref. 20200-AFL-MSCP-ZZ-SP-A-0957 P1), prepared by AFL Architects
- Laser Cut Panels & Exp. Mesh Façade Sample Bay Elevation (doc ref. EX31618-01C-D-D01 C), prepared by Maple
- Laser Cut Panels & Exp. Mesh Façade Sample Bay Plans (doc ref. EX31618-01C-D-D02 C), prepared by Maple
- Laser Cut Panels & Exp. Mesh Façade Sample Bay Sections (doc ref. EX31618-01C-D-D03 C), prepared by Maple

- Laser Cut Panels & Exp. Mesh Façade Panel Details (doc ref. EX31618-01C-D-D04 C), prepared by Maple
- Laser Cut Panels & Exp. Mesh Façade Deterrent Wire Details (doc ref. EX31618-01C-D-D05 B), prepared by Maple
- Laser Cut Panels & Exp. Mesh Façade Typical Bay Elevations (doc ref. EX31618-01C-D-E01 E), prepared by Maple
- Laser Cut Panels & Exp. Mesh Façade Typical Bay Expanded Mesh Plans (doc ref. EX31618-01C-D-P01 G), prepared by Maple
- Laser Cut Panels & Exp. Mesh Façade Typical Bay Laser Cut Panel Plans (doc ref. EX31618-01C-D-P02 C), prepared by Maple
- Laser Cut Panels & Exp. Mesh Façade Typical Exp. Mesh Section (doc ref. EX31618-01C-D-S01 F), prepared by Maple
- Laser Cut Panels & Exp. Mesh Façade Typical Laser Cut Panel Section (doc ref. EX31618-01C-D-S02 E), prepared by Maple
- Laser Cut Panels & Exp. Mesh Façade Typical Section At Core (doc ref. EX31618-01C-D-S03 A), prepared by Maple