

Our ref:

Your ref:

FAO: Steve McCoombe
Senior Planner
Development Management North
Planning Building Control and Licensing-
Growth and Development
Manchester City Council

02 December 2021

Dear Steve

NEW PARK HOUSE, NORTH MANCHESTER GENERAL HOSPITAL, DELAUNAYS ROAD, MANCHESTER, M8 5RB

CONDITIONS 6 (DEMOLITION METHOD STATEMENT), 26 (INVASIVE NON-NATIVE SPECIES PROTOCOL), AND 27 (BAT SURVEY REPORT)

Please find enclosed an application to discharge conditions 6 (demolition method statement), 26 (invasive non-native species protocol), and 27 (bat survey report) of 128563/FO/2020.

Condition 6 is drafted as follows:

The development hereby approved shall only be implemented in accordance with IHP Demolition Method Statement and accompanying attachments, for buildings shown on the existing demolition plan referenced NMGNPH-GDA-V0-ZZ-DR-A-9006/P02, received by the City Council as Local Planning Authority on 21 January 2021 and 10 November 2020 respectively. Any alterations to agreed details shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

Reason -To safeguard the amenities of nearby residents and in the interests of public safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

The contractor for demolition has changed and as a result an updated Demolition Method Statement has been produced with some minor amendments to the previously approved version. The following document has been submitted in support of the full discharge of this condition:

- Demolition Health and Safety Plan (PEP Part 2) REV P01

Condition 26 is drafted as follows:

Prior to the commencement of development an invasive non-native species protocol shall be submitted to and approved by the City Council as Local Planning Authority, detailing the containment, control and removal of Japanese Knotweed, Cotoneaster and Rhododendron on site. Details should include the detailed mapping of the distribution of the plants across the site and suitable signage and protection from vehicle tracking and/or earth moving.

The measures shall be carried out strictly in accordance with the approved scheme and implemented prior to the commencement of the development hereby approved.

Reason - To control the spread of invasive species, pursuant to policy EN15 of the Manchester Core Strategy (2012).

The following document has been submitted in support of the full discharge of this condition:

- 21 11 03 LF INNS Management Plan, NMGH 003 1080761

Condition 27 is drafted as follows:

Should more than 12 months elapse between the submitted Bat Survey Report (Ref: 002) produced by WSP being carried out (August 2020) and demolition works commencing, a further bat survey shall be undertaken and the findings supplied to and agreed in writing by City Council as Local Planning Authority. No demolition work shall take place until the findings of the further survey work has been agreed.

Reason - To protect bats should they be found at the application site, pursuant to policy EN15 of the Manchester Core Strategy.

12 months have lapsed since the approved Bat Survey Report; therefore the updated bat surveys have been to check the presence of bats within the existing buildings and trees on site. The following document has been submitted in support of the full discharge of this condition:

- 2481604 - NMGH South Enabling Works - Bat Survey Report

The relevant statutory planning fee has been paid via the Planning Portal today.

If you have any questions in relation to this application, please contact me at this office and I look forward to receiving confirmation that the application has been made valid.

Yours sincerely



Anna Blackwell

Senior Planner- Major Projects

Anna.blackwell@glhearn.com

Cc.

1. Marc Reed (GMMH)
2. Vincent Boodeea (IHP)
3. Jen Aspinall (IHP)

Enc.

1. Demolition Health and Safety Plan (PEP Part 2) REV P01
2. 21 11 03 LF INNS Management Plan, NMGH 003 1080761
3. 2481604 - NMGH South Enabling Works - Bat Survey Report