

1 December 2021
Delivered by email

Mr David Lawless
Manchester City Council
Planning
PO Box 488
Town Hall
Manchester
M60 2JT

Ref:VINM3006

Dear David

DISCHARGE OF PLANNING CONDITION 13, 14, 15, 16, 17, 18, 22 AND 23, PURSUANT TO PLANNING PERMISSION REF 123748/FO/2019, PATERSON REDEVELOPMENT PROJECT

On behalf of our client Integrated Health Projects (IHP) I am pleased to enclose an application to discharge conditions 13, 14, 15, 16, 17, 18, 22 and 23 pursuant to the above referenced planning permission. IHP are the contractor assigned by The Christie NHS Foundation Trust ("The Christie") to the construction of the approved Paterson Building,

The application has been submitted via the Planning Portal (ref. PP-10443636) and comprises the following documents:

- Completed Application Form
- Covering Letter
- **Appendix 1** (below) – which details the information provided in respect of each of the conditions.

The requisite application fee of £116 plus £28 Service Charge has been paid online.

Background

Full planning permission (ref. 123748/FO/2019) was granted on 26 September 2019 following a resolution to approve at Manchester City Council planning committee for the following development at the location of the former Paterson Building, Wilmslow Road, Withington:

"Erection a part 3, part 7 and part 10 storey building, plus a basement level, to accommodate biomedical research laboratories, consultant workspace, collaboration spaces, and an ancillary café, together with external storage and servicing compound, cycle storage facility, external hard and soft landscaping, and plant and equipment."

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The application for the redevelopment of the Paterson Building is going to deliver a world-leading cancer research facility, which will enhance The Christie's world-leading status and its ability to treat patients, detect cancer earlier, develop new treatments and drugs, and retain and attract the best talent.

As you are aware, a number of applications have been submitted and approved by the City Council to date, including the discharge of other conditions and approval of non-material amendments.

This submission comprises the latest stage in the project's development and I trust you will be able to register the application and progress its determination. Should you have any questions please do not hesitate to contact me.

Yours sincerely

Will Hannah
Assistant Planner

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Appendix 1 - Schedule of Submitted Information

Condition	Condition Wording	Information Submitted
13	No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority. Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.	• 11825_R08a_SJC_CW
14	Above-ground construction works shall not commence until a hard and soft landscaping treatment scheme (including details of trees to be planted at the front of the development) has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place. Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.	• Condition 14 Drawing Issue Sheet 1 • Condition 14 Drawing Issue Sheet 2 • PRP-BDP-Z01-XX-PL-L-9511 • PRP-BDP-Z01-XX-PL-L-9512 • PRP-BDP-Z01-XX-PL-L-9513 • PRP-BDP-Z01-XX-PL-L-9521 • PRP-BDP-Z01-XX-PL-L-9522 • PRP-BDP-Z01-XX-PL-L-9523 • PRP-BDP-Z01-XX-PL-L-9531 • PRP-BDP-Z01-XX-PL-L-9532 • PRP-BDP-Z01-XX-PL-L-9533 • PRP-BDP-Z01-XX-PL-L-9534 • PRP-BDP-Z01-XX-PL-L-9541

		• <i>PRP-BDP-Z01-XX-PL-L-9542</i> • <i>PRP-BDP-Z01-XX-PL-L-9543</i> • <i>PRP-BDP-Z01-XX-PL-L-9544</i> • <i>PRP-BDP-Z01-XX-PL-L-9545</i> • <i>PRP-BDP-Z01-XX-PL-L-9571</i> • <i>PRP-BDP-Z01-XX-PL-L-9572</i>
15	A scheme of Biodiversity Enhancement Measures, as set out in the Preliminary Ecological Appraisal by Tyler Grange (Report Number: 11825_R05b_SJC_LP) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter. Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.	• <i>11825/P08</i>
16	Fumes, vapours and odours shall be extracted and discharged from the building in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences. Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to Policy DM1 in the Manchester Core Strategy	• <i>Condition 16 Submission Letter</i> • <i>RDD – Strobic Fan Technical Submission</i> • <i>PRP-ARUP-Z01-08-DE-N-8705</i> • <i>PRP-ARUP-Z01-08-DE-N-8706</i> • <i>PRP-ARUP-Z01-08-DE-N-8707</i> • <i>Fans Technical Submission - PRP-IES-ZZZ-ZZ-TS-M-0056</i>
17	In accordance with the mitigation identified in paragraph 8.118 of the Environmental Statement, externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (LAeq) below the typical background level (LA90) level at the	• <i>PRP-BDP-Z01-XX-CO-YA-6012 P02</i> <i>* This document has been split into Parts 1-4 in order to be submitted through the Planning Portal.</i>

	nearest noise sensitive location. The scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority and the approved scheme shall be completed before the building is first occupied. Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to Policy DM1 in the Manchester Core Strategy	
18	Prior to the occupation of the development hereby approved, a timetable for the testing of the emergency generator shall be submitted to and approved by the City Council as local planning authority. The testing of the emergency generator shall be undertaken in accordance with the approved timetable. Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to Policy DM1 in the Manchester Core Strategy.	• <i>PRP-IHP-XXX-XX-CO-W-6001</i>
22	Notwithstanding the submitted detail, prior to the first occupation of the building an external lighting strategy for the building and areas of public realm shall be submitted to the City Council for their written approval and implemented and maintained in accordance with the approved details thereafter. The external lighting strategy shall be designed in accordance with the Institute Lighting Professionals Guidance (2011). Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to Policy DM1 in the Manchester Core Strategy	• <i>Kolo IP65 Hood Datasheet</i> • <i>Sirocco Flood Datasheet</i> • <i>PRP-ARUP-ZZ-ZZ-SK-E-0069</i> • <i>PRP-ARUP-ZZ-ZZ-SK-E-0075</i> • <i>PRP-ARUP-ZZ-ZZ-SK-E-0078</i> <i>The external lighting will be controlled by timer and become illuminated during hours of darkness only.</i>
23	Prior to the commencement of above ground works, a detailed scheme for the off-site highway improvement works outlined below shall be submitted to and approved by the City Council as local planning authority. The approved scheme shall be implemented before the development hereby approved is occupied. - Footway reinstatement and resurfacing - Amendments to TROs on Oak Road Reason - In the interests of pedestrian and highway safety, pursuant to Policy DM1 in the Manchester Core Strategy.	• <i>D/210185/001</i> • <i>PRP-ARUP-Z01-XX-DR-C-2830</i>

