

26 November 2021
Delivered by email

Steven McCoombe
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Ref: SHEM3015

Dear Mr McCoombe

**DISCHARGE OF PLANNING CONDITION 3 PURSUANT TO PLANNING PERMISSION 131280/FO/2021,
NORTH MANCHESTER GENERAL HOSPITAL, MANCHESTER, M8 5RL**

On behalf of our client, Manchester University NHS Foundation Trust ('the Applicant'), an application to discharge condition 3 attached to the above planning permission for the enabling works associated with the New Park House development (LPA 128563/FO/2020) has been submitted via the Planning Portal (ref. PP-10429294).

The application comprises the following information:

- This Covering Letter
- Completed Application Forms
- Demolition and Construction Management Plan (Health and Safety Plan), prepared by Morgan Sindall Construction

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

Background

In January 2021, Greater Manchester Mental Health NHS Foundation Trust ('GMMH') secured full planning permission for the proposed development of a new mental health facility at NMGH, known as New Park House Development (hereafter referred to as ('NPHD')). A full description of development is provided below:

"Erection of part single, part two storey building to form 150-bed adult mental health inpatient unit (AMHU) with associated access, parking, soft and hard landscaping, following demolition of existing buildings"

In order to progress with the delivery of the NPHD, MFT are required deliver a package of enabling works. Whilst the majority of these works had previously been consented as part of the NPHD; implementation of the enabling works would first require a number unrelated conditions to be discharged; something which neither MFT nor GMMH were in a position to do.

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As such, a separate planning permission was granted in September 2021 for the enabling works, comprising the construction of the northern section of the western access road off Central Drive, the realignment of Eyam Road and Ellis Drive and the construction of a temporary sub-station (LPA ref. 131280/FO/2021).

This planning permission was subject to one pre-commencement condition requiring the submission of a construction management plan (condition 3). This application seeks to satisfy the requirements of condition 3.

Condition 3

Condition 3 requires the following:

Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt should include;

- *Measures to control noise and vibrations;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Detail of an emergency contact telephone number;*
- *Parking of construction vehicles; and*
- *Sheeting over of construction vehicles.*

The development shall only be carried out in accordance with the approved construction/demolition management plan.

The enclosed Demolition and Construction Management Plan provides confirmation of the above requirements for the southern enabling works:

- **Measures to control noise and vibrations** – page 52 confirms that noise monitoring will be carried out before works and throughout. Cutting enclosures will be set up during the main works and vehicles will be regularly inspected and maintained.
- **Dust suppression measures** – page 52 confirms that an atomizer and water suppressions is to be used during demolition to mitigate dust.
- **Compound locations where relevant** – page 32 confirms that a 16 bay accommodation complex, including offices, drying room, toilets, canteen, shower room and meeting rooms is to be provided on the current car parking area to the rear of Limbert House (location plans provided on page 39).
- **Location, removal and recycling of waste** – page 29 confirms that waste will be disposed of daily and combustible waste will be segregated into skips provided by Kenny Waste Management. page 55 confirms that waste and any materials not required as work proceeds will be removed at the end of every shift.
- **Detail of an emergency contact telephone number** – provided on page 36.
- **Parking of construction vehicles** – details provided on page 40. Due to limited space on-site, deliveries will be timed. A temporary lorry parking / holding area by the site entrance will be adopted by the site entrance to manage deliveries.
- **Sheeting over construction vehicles** – page 40 confirms that all open tipper style construction vehicles are to be fitted with fully automatic sheeting which must be applied before leaving the site.

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

Yours sincerely



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Senior Planner

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