

12 November 2021

**Delivered via Planning Portal**

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

Ref: SHEM3007

Dear Ms Atkinson

**DISCHARGE OF PLANNING CONDITIONS 12, 13, 15, 20 & 21 PURSUANT TO PLANNING PERMISSION 127914/FO/2020, NORTH MANCHESTER GENERAL HOSPITAL, MANCHESTER, M8 5RL**

On behalf our client, Manchester University NHS Foundation Trust ('the Applicant'), an application to discharge conditions 12, 13, 15, 20 and 21 attached to the above planning permission for the development of a temporary modular office building at the North Manchester General Hospital has been submitted via the Planning Portal (ref: PP-10387417).

This application comprises the following information:

- This Covering Letter
- Completed Application Forms
- Condition 12 (Cladding Material), prepared by Sheppard Robson (ref. 21081-SRA-NM701-ZZ-RP-A-2111)
- External lighting, drawing ref. 20-074-ECO1-OB-GF-DR-E-2302 Rev P01
- Thorlux Data Sheets
- RIBA Stage 4 Acoustic Design Review, prepared by Sol Acoustics (ref. P1919-REP01-REVC-BDH)
- External Works Layout, drawing no. 20-074-BPA-OB-XX-DR-A9-001 Rev T6
- External Condenser Layout, drawing no. 20-074-YBS-OB-EX-DR-M-5701
- Temporary Modular Building Tree Replacement Strategy, prepared by Gillespies (ref. P2120-00-001-705-00)
- Boundary Treatment Drawing, prepared by Sheppard Robson (drawing no. 6512-SK-205 Rev P01)

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

**Background**

In November 2020, Manchester University NHS Foundation Trust secured full planning permission (LPA Ref: 127914/FO/2020) for the proposed development of a temporary modular office building at the North Manchester General Hospital, Manchester. A full description of development is provided below:

*"Erection four storey office building (3,016 sqm) (Use Class E) and associated infrastructure for a temporary period of 5 years"*

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The planning permission includes a series of planning conditions which require the applicant to submit additional information for approval by the Local Planning Authority (LPA). Two applications have been submitted seeking to discharge relevant conditions. The first application (ref. CDM/20/0755) was submitted in November 2020 to discharge the pre-commencement conditions 9, 10 and 11, which was subsequently approved in December 2020. A second application (ref. CDN/21/0199) was submitted in March 2021 seeking to discharge condition 12, which was required to be approved prior to the commencement of above ground works. This application was subsequently approved, however only part-discharged the condition due to the need for further information to be provided in relation to the southern elevation.

A non-material amendment application (ref. 129810/NMC/2021) has also been submitted, and was subsequently approved in March 2021. This application proposed minor amendments to the external elevations of the temporary modular accommodation building, as well as the relocation of the proposed condenser unit, which required subsequent amendments to plan references within conditions 4, 5, 16, 19 and 21.

This application seeks to satisfy the requirements of conditions 12, 13, 15, 20 and 21.

## **Condition 12**

Condition 12 requires the following:

*Prior to the any above ground works, samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved materials used shall then be implemented as part of the development.*

The enclosed document, prepared by Sheppard Robson (ref. 21081-SRA-NM701-ZZ-RP-A-2111), confirms the material proposed for the cladding on the southern and northern stair cores in order to discharge condition 12 in full. The proposed cladding material comprises 50mm x 50mm Siberian larch battens to span vertically at 150mm vertical centres to all 3 sides of the stair cores. The battens are fixed back to a steel secondary support structure, which is in turn fixed to the stair.

The aforementioned document provides a CGI of the proposed material on the building, the data sheet specification and images of the proposed material. The material proposed is considered to accord with the vision set out in the approved Design and Access Statement through providing a high quality finish.

## **Condition 13**

Condition 13 requires the submission of a building and site lighting scheme prior to the occupation of the development, stating:

*The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of the development and shall remain in operation for so long as the development is occupied.*

The external lighting layout is enclosed (drawing ref. 20-074-ECO1-OB-GF-DR-E-2302 Rev P01). This confirms the lighting proposed around the modular building and relevant lux levels. The lighting proposed includes:

- Thorlux 8W Wide Angel Polycarbonate diffuser, c/w smart scan and self-contained emergency conversion
- Thorlux 31W 5M column mounted area floodlight
- Thorlux 31W 5M column mounted roadway floodlight

## Condition 15

Condition 15 requires details externally mounted ancillary plant, equipment and servicing, as well as the submission of a verification report confirming the noise criteria has not been exceeded, stating:

*(a) Prior to the first occupation of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted 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 (La90) level at the nearest noise sensitive location.*

*(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.*

The following information has been submitted to satisfy the requirements of condition 15:

- RIBA Stage 4 Acoustic Design Review, prepared by Sol Acoustics (ref. P1919-REP01-REVC-BDH)
- External Works Layout, drawing no. 20-074-BPA-OB-XX-DR-A9-001 Rev T6
- External Condenser Layout, drawing no. 20-074-YBS-OB-EX-DR-M-5701

The Acoustic Design Review confirms that the requirements of condition 15 have been used to determine appropriate maximum permissible noise level limits that are to be achieved by all externally sited plant associated with the Facility. These adopted noise level limits have been derived as based upon the results of an environmental noise survey conducted by Sol during December 2020 and in accordance with the assessment methodology presented in British Standard BS4142: 2014+A1 (BS4142).

Details of the external plant are shown on the aforementioned drawings. Section 9 of the Acoustic Design Review confirms the following:

- The predicted Rating Level from the condenser units at the existing noise sensitive residential housing on Magna Drive meets the noise limits as imposed by Condition 15.
- Noise from the condenser units is expected to exceed the maximum permissible internal Noise Rating limit of NR35 within the adjacent open plan office spaces. Therefore, in order to reduce this impact, the following noise mitigation measures are to be implemented on site:
  - Omit (or infill via double skin black out panelling) the currently proposed external glazing on the north façade (all floors) to all open plan office spaces adjacent to the external plant area.
  - Increase the internal lining of the external façade construction to 2 x 15mm thick MegaExcel vinyl faced plasterboard.
  - Locate the 4 off Mitsubishi PURY-P400YNW-A1 units (plant ref: C02, C05, C08, C11) to be furthest away from the building façade.

## Condition 20

Condition 20 requires a tree replacement strategy to be submitted prior to the occupation of the development, stating:

*Prior to the first use of the development hereby details of a tree replacement strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall*

*include details of the number, size, species and location of the trees to be replaced and a timescale for the trees being planted.*

*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.*

A Tree Replacement Strategy has been prepared by Gillespies. This confirms that in order to replace the six no. trees required to be removed as a result of the proposed development, 18 trees will be planted in accordance with Manchester City Council's ratio of 3:1 replacement tree planting. The trees to be planted are proposed to be located within the 'Village Green' as part of the wider redevelopment proposals for North Manchester General Hospital. The trees will comprise of species similar to those they are replacing as outlined in the strategy document.

### **Condition 21**

The wording of condition 21 has been amended via the approved non-material amendment application (ref. 129810/NMC/2021). Condition 21 requires details of the scale and appearance of the boundary treatment prior to installation, stating:

*Prior to the installation of the boundary treatment, as indicated on drawing 6512SRA-E1-00-DR-A-20800 REV P02 stamped as received by the City Council, as Local Planning Authority, on 22 September 2020, details of the scale and appearance of the boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the development hereby approved and retained for the duration of the temporary period outlined in condition 1.*

A boundary treatment drawing has been prepared by Sheppard Robson (drawing no. 6512-SK-205 Rev P01) which confirms the proposed boundary treatments as follows:

- 2m high close boarded timber fence with trellis top along south western boundary
- 1.6m high close boarded timber fence to external plant and stair cases
- 1100mm high metal guarding rail with vertical bars along the southern and eastern boundary
- 900mm high metal hooped guarding along the northern boundary of the site
- 2000mm high secure metal gates with vertical anti-climb bars to site entrance

### **Conclusion**

I 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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