

4 November 2021

Delivered by via Planning Portal

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

Ref: VINM3004

Dear Mr Lawless

APPLICATION TO DISCHARGE CONDITIONS 4B, 8, 11 AND 15 PURSUANT TO APPLICATION REF 117847/FO/2017 (AS AMENDED): TIERED CAR PARK, THE CHRISTIE NHS FOUNDATION TRUST, WITHINGTON

On behalf of VINCI Construction UK Limited ('VINCI'), the contractor appointed by the Christie NHS Foundation Trust I am pleased to enclose an application to discharge conditions 4(b), 8, 11 and 15 attached to the aforementioned planning permission. The application is made via the planning portal (ref: PP-10363761) and the requisite application fee of £116 has been paid electronically.

BACKGROUND

Manchester City Council (MCC) approved the application ref. 117847/FO/2017 on 19 June 2019. The description of development is as follows:

"Erection of a 7.7 metres to 10.6 metres high tiered car park providing 8 levels of decked parking (semi-basement, ground floor level, levels 1 to 6) and reconfiguration of the surface-level car park with landscaping and associated infrastructure (including access roads, drainage, parking, fences and external lighting), following demolition of two accommodation buildings."

Since determination of the application, development of the site has significantly progressed. In this time, three discharge of condition applications (ref. CDN/21/0129; CDN/21/0283; and, CDN/21/0462) have been approved by MCC, alongside four applications seeking minor non-material amendments to the permission (ref. 129392/NMC/2021; 130499/NMC/2021; 131066/NMC/2021; and, 130889/NMC/2021).

This application seeks to satisfy the requirements of the outstanding conditions attached to the aforementioned permission. **Table 1** below lists the documents submitted and identifies which conditions they seek to discharge.

Condition No.	Information Submitted	Author
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4(b)	See supporting commentary below.	n/a
8	Christie TCP Technical Submittal: External Lighting (ref. TCP-HES-XX-XX-TS-ME-50007 Rev P02) Christie TCP Technical Submittal: General & Emergency Internal Lighting and Control (ref. TCP-HES-XX-XX-TS-ME-50017 Rev P03) LIGHTING SCHEDULE (ref. TCP-HES-XX-XX-SH-E-630001-P01) EXTERNAL SERVICES (drawing ref. TCP-HES-XX-ZZ-DR-E-600002-C01) LEVEL 06 & 05 PROPOSED LIGHTING LAYOUT (drawing ref. TCP-HES-XX-ZZ-DR-E-630004-C01) CHRISTIES TCP Installation : LIGHTING CALCULATIONS (ref. TCP-HES-XX-XX-CA-E-630001)	H E SIMM Mercury Consulting Engineers
11	See supporting commentary below.	n/a
15	SCP-210142-000-003 Rev A General Arrangement Option 6 SCP-210142-000-101 Rev—General Arrangement Heyscroft Road	SCP SCP

DISCHARGE OF CONDITIONS

Condition 4(b) states:

'b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.'

Response

The below information demonstrates that the scheme is being carried out in accordance with the approved remediation strategy. The approved GRM Remediation Strategy submitted to discharge Part A identifies that the Remediation Validation Completion Report (to discharge Part B) is to include the information detailed in the bullet points below. In discussions with Vinci, they have provided the responses in blue to each of the bullet points.

- Confirmation that the lead-impacted material has been removed as part of the bulk excavation of the basement;

"The existing site level at BH 107 at the time of the site investigation was circa +36.200m, the

levels are now circa +36.750m, i.e. approximately 500mm build up in this area - other than the very top-surface planting, no reduce level dig has occurred and therefore no contaminated soils have been removed in this area and consequently the local hot spot of lead contaminants in this area is to be encapsulated / capped by the road build ups i.e. providing the source-pathway-receptor linkage barrier to the end user as noted in the remediation strategy report”.

- Re-assessment of the soils for off-site disposal;

“The existing site level at BH 107 at the time of the site investigation was circa +36.200m, the levels are now circa +36.750m, i.e. approximately 500mm build up in this area - other than the very top-surface planing, no reduce level dig has occurred and therefore no contaminated soils have been removed in this area and consequently the local hot spot of lead contaminants in this area is to be encapsulated / capped by the road build ups i.e. providing the source-pathway-receptor linkage barrier to the end user as noted in the remediation strategy report”.

- Copies of waste transfer or consignment notes (if required); and,

“No contaminated waste was removed from site and therefore waste transfer notes are not considered to be necessary”.

- Confirmation that no unexpected contamination has been identified.

“The Groundworks were undertaken by Vinci Construction UK (self-delivery) from April to September 2021 and during the course of the groundworks, VCUK confirm that no unexpected contamination was identified”

Condition 8 states:

‘Prior to the first occupation of the development hereby approved, details of all external lighting and a scheme to minimise glare or light spillage, shall be submitted to and approved by the City Council as local planning authority. The development shall be carried out in accordance with the approved details.’

Response

The following information, prepared by H E SIMM, is submitted to satisfy the requirements of the condition.

- Christie TCP Technical Submittal: External Lighting (ref. TCP-HES-XX-XX-TS-ME-50007 Rev P02)
- Christie TCP Technical Submittal: General & Emergency Internal Lighting and Control (ref. TCP-HES-XX-XX-TS-ME-50017 Rev P02)
- Lighting Schedule (ref. TCP-HES-XX-XX-SH-E-630001-P01)
- External Services (drawing ref. TCP-HES-XX-ZZ-DR-E-600002-C01)
- Level 06 and 05 Proposed Lighting Layout (drawing ref. TCP-HES-XX-ZZ-DR-E-630004-C01)
- Christies TCP Installation : Lighting Calculations (ref. TCP-HES-XX-XX-CA-E-630001)

The information collectively details the lighting scheme for external areas of the Tiered Car Park and the proposed mitigation designed to minimise glare / light spillage.

The External Lighting Technical Submittal (ref. TCP-HES-XX-XX-TS-ME-50007 Rev P02) should be read in conjunction with the External Services drawing (ref. TCP-HES-XX-ZZ-DR-E-600002-C01).

This information collectively demonstrates the location, specification and manufactures data for the external lighting proposed, this relates to the following lighting elements: THORLUX RL19116 Realta LED -

20W – Area Distribution - 4000K; THORLUX SB19677 Starbeam ECO – Area Distribution - 31W - 4000K; and, THORLUX SB19679 Starbeam ECO - Roadway Distribution - 31W - 4000K.

The Technical Submittal also includes calculations and light spill analysis to demonstrate the impact of the chosen external lighting scheme. It also confirms that external lighting to be switched Via CP Electronics EBR-DIN-DALIG DIN rail DALI lighting control module and local time clock/photocell, during the period 2.30 – 06.00 to 50% brightness.

In addition to the above, given the open nature of Levels 05 and 06, the General & Emergency Internal Lighting and Control Technical Submittal (ref. TCP-HES-XX-XX-TS-ME-50017 Rev P03) and Level 06 & 05 Proposed Lighting Layout (drawing ref. TCP-HES-XX-ZZ-DR-E-630004-C01) also details the location, specification and manufactures data for the external lighting proposed for Level 05 and 06. The THORLUX 31w Starbeam Floorlight Fitting On 4m Column is to be fitted with a shroud casing to minimise glare and light spillage beyond level 05 and 06. The Christies TCP Installation: Lighting Calculations document (ref. TCP-HES-XX-XX-CA-E-630001) is also submitted and details relevant calculations and light spill analysis to demonstrate the impact of the chosen external lighting scheme.

Collectively the information submitted demonstrates the lighting scheme for external areas of the Tiered Car Park. On this basis, it is considered that the condition can be discharged. If approved, the scheme will then be carried out in accordance with the approved details.

Condition 11 states:

‘Prior to the development hereby approved becoming operational, details of the temporary screening panels to be utilised while the climbing plants are fully established shall be submitted to and approved by the City Council as local planning authority and thereafter installed and maintained in accordance with those approved details.’

Response

No information has been prepared to satisfy the requirements of Condition 11. The application (LPA Ref: CDN/21/083) to discharge Condition 3 secured the approval of materials to be used on the external elevations of the Proposed Development. This included information prepared by ANS Global detailing the living wall element of the external elevations [[ANS Living Wall Specification, ANS Living Wall Module Sample Fixing Instructions Sheet Solid Walls (12.01.25), and the ANS Installation Guide.

The living element of the ANS product is being grown off-site and will be fully established prior to being installed in advance of the development becoming operational.

As a result of this, no temporary screening will be required or is needed.

In the circumstances we request that the information presented above coupled with that already approved in relation to Condition 3 be deemed sufficient to discharge the requirements of the condition.

Condition 15 (as amended by LPA Ref: 130889/NMC/2021) states:

‘Prior to the first use of the development hereby approved, detailed technical drawings of the proposed off-site highway works on Wilmslow Road and Cotton Lane shall be submitted to and approved by the City Council as local planning authority. A maximum of 414 spaces within the car park hereby approved may be utilised on a daily basis prior to implementation of the approved highway works. The approved highway works shall be implemented prior to the remaining 404 spaces being brought into use.’

Response:

The drawings referenced above provide the technical detail of the proposed off-site highway works which have been the subject of discussion with the UTC. In summary the works include the provision of new signalised pedestrian crossings across Wilmslow Road and across Cotton Lane, together with new cycle infrastructure. A new pedestrian crossing at the junction of Heyscroft Road and Cotton Lane is also proposed which include a pedestrian island and tactile paving.

I trust the above information is of assistance but please do contact me if you have any queries. For the benefit of your awareness I can confirm that IHP intends to handover the tiered car park to the Trust on the 10th December and that it become operational shortly thereafter.

In the circumstances your early attention to approving the discharge of the above conditions would be appreciated.

Yours sincerely

Will Hannah
Assistant Planner

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