6 July 2021
Delivered by via Planning Portal

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

Ref: SHEM3008

Dear Jennifer

DISCHARGE OF PLANNING CONDITION 14A AND B PURSUANT TO PLANNING PERMISSION 128905/FO/2020, NORTH MANCHESTER GENERAL HOSPITAL, MANCHESTER, M8 5RL

On behalf of our client, Morgan Sindall Construction ('Morgan Sindall' / 'the Applicant'), an application to discharge conditions 14a and 14b, in so far as they relate to the Multi-Storey Car Park (MSCP) and Cycle Hub, pursuant to the above planning permission, has been submitted via the Planning Portal (ref. PP-10011417).

The application comprises electronic copies of the following information:

- This Covering Letter
- Completed Application Forms
- Phase 2 Ground Investigation, prepared by Curtins (ref. 20200-CUR-MSCP-XX-RP-G-2001)

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

Background

In March 2021, Manchester University NHS Foundation Trust secured full planning permission (LPA ref. 128905/FO/2020) for the proposed development of a multi-storey car park and cycle hub with associated enabling works at the North Manchester General Hospital, Manchester. A full description of development is provided below:

> *"Erection of a multi-storey car park and cycle hub (1,025 car parking spaces) in association with North Manchester General Hospital and associated enabling works comprising the demolition of five existing buildings; the provision of two areas of temporary car parking; service diversion works; landscaping and other associated works."*

Morgan Sindall are the appointed contractors for the development, with P.P. O'Connor undertaking the relevant demolition work.

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

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The planning permission includes a series of planning conditions, including pre-commencement conditions, which require the Applicant to submit additional information for approval by the Local Planning Authority (LPA). This application seeks to part discharge conditions 14a (Site Investigation) and 14b (Verification Report) in so far as they relate to the MSCP and Cycle Hub. Conditions 14a and 14b have previously been discharged in so far as they relate to the temporary car parking areas (LPA ref. CDN/21/0359). Therefore, on determination and discharge of this discharge of conditions application, conditions 14a and 14b will be fully discharged.

Condition 14

Condition 14a (Site Investigation) states the following:

> *Notwithstanding Preliminary Phase 1 Risk Assessment (MSCP), prepared by Curtins, Preliminary Phase 1 Risk Assessment (Enabling Works), prepared by Curtins stamped as received by the City Council, as Local Planning Authority, on the 16 December 2020, a) Before the development the (a) the temporary car parking areas and (b) the MSCP and cycle hub, hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas for the relevant phase of development shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).*
>
> *In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.*
>
> *The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.*

Condition 14b (Verification Report) states the following:

> *b) When each phase of development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report for each phase shall be submitted for approval in writing by the City Council as local planning authority before the first use of each phase of the development.*
>
> *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.*

The enclosed report prepared by Curtins confirms that the ground conditions on the site relevant to the development of the MSCP and Cycle Hub generally comprised topsoil / asphalt overlying predominantly granular Made Ground. The Made Ground was underlain by inter-bedded cohesive and granular Glaciofluvial Sheet Deposits. Underlying this was Glacial Till, of which the deposits were predominantly cohesive with inter-bedded granular deposits.

Overall, with respect to the proposed end-use of the site, no exceedances have been noted with respect to the Generic Assessment Criteria for soils and no suspected asbestos containing materials were identified within any of the exploratory hole logs or during laboratory screening.

The following is concluded:

- A low risk rating identified to site end-users and construction workers, from soils during inhalation and ingestion of soil or dust.
- A low risk rating is identified to controlled waters (Groundwater and Surface Waters) following the ground investigation, where no major sources of contamination were identified and limited pathways due to low permeability superficial deposits.
- A Low risk rating is identified to site end users from ground gases arising from Made Ground and natural soils migrating into buildings and subsequent inhalation by on-site employees and residents. This corresponds to a Characteristic Gas Situation assessed as CS1 classification, therefore no gas protection measures in accordance with BS8485 are required.

Based on these findings, the following recommendations are made:

- It is recommended that construction workers are provided with appropriate PPE and sanitary facilities, with reference to the environmental testing results presented within the report (Appendix 3).
- Should unexpected contamination be observed during construction advice should be obtained from a Geo-environmental Engineer.
- An earthworks specification must be designed, supervised and undertaken prior to construction.

As such, a Remediation Statement is not required.

Conclusion

Therefore, on the basis that the ground investigation has been undertaken in accordance with condition 14a and conclusions reached confirming a remediation statement and subsequent verification report is not required; conditions 14a and 14b can be discharged fully (taking into account previous part-discharge LPA ref. CDN/21/0359).

I trust that 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



Olivia Carr
Senior Planner

olivia.carr@turley.co.uk