

7 December 2021
Delivered by email

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

Dear Mr Lawless

**DISCHARGE OF PLANNING CONDITION 25 PURSUANT TO PLANNING PERMISSION REF
123748/FO/2019, PATERSON REDEVELOPMENT PROJECT**

On behalf of our client Integrated Health Projects, I am pleased to enclose an application to discharge Condition 25 pursuant to the above referenced planning permission. Integrated Health Projects are the contractor assigned by The Christie NHS Foundation Trust ("The Christie") to the construction of the approved Paterson Building.

Condition 25: External Storage

Condition 25 states:

"Notwithstanding the approved details, prior to construction of the external storage and servicing compound indicated on approved drawing PRP-BDP-Z01-00-PL-A-9001 Rev P01 commencing, details of the external appearance of any boundary fencing (or other means of enclosure), storage buildings, machinery and surfacing materials (including samples of materials where requested by the City Council) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The external storage and servicing compound shall thereafter be constructed in accordance with the approved details.

Reason – In the interests of residential and visual amenity, pursuant to Policy DM1 in the Manchester Core Strategy"

Submitted Information

The application has been submitted via the Planning Portal (ref. - PP-10458020) and comprises the following documents:

- Completed Application Forms

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

- This Covering Letter
- Drawings/Information
 - Planning Condition 25 External Compound Materials, prepared by IHP
 - Off Road Information Book, prepared by Hill Smith
 - External Works Pavement Layout Typical Sheet Details (PRP-ARUP-ZZZ-XX-DR-C-2843), prepared by IHP and ARUP
 - External Compound – Layout (PRP-BDP-Z01-00-PL-A-0003), prepared by IHP and BDP
 - Proposed GA Plan – Level 00 (PRP-BDP-Z01-00-PL-A-0901), prepared by IHP and BDP
 - Landscape General Arrangement Plan Sheet 1 of 3 (PRP-BDP-Z01-XX-PL-L-9521), prepared by BDP
 - Typical Landscape Details Sheet 1 of 2 (PRP-BDP-Z01-XX-PL-L-9541), prepared by BDP
 - Typical Landscape Details Sheet 2 of 2 (PRP-BDP-Z01-XX-PL-L-9542), prepared by BDP
 - Typical Landscape Screen Wall Details (PRP-BDP-Z01-XX-PL-L-9543), prepared by BDP
 - External Compound Building Sections (PRP-BDP-Z01-XX-SE-A-0005), prepared by IHP and BDP
 - Outline Specification Outbuildings (PRP-BDP-Z01-XX-SP-A-2001), prepared by BDP
 - ‘3.5mWI-FV’ Firevault Details, prepared by Chemstore UK
 - VB200 COVER (MS-0356-01), prepared by Pakawaste Ltd
 - P2000 Rear End Loader Portable Compactor General Layout (52-0268), prepared by Pakawaste Ltd
 - ‘48GSD’ – 48 Cylinder Gas Storage Unit Details, prepared by Chemstore UK

The requisite fee of £116 (plus the £28.00 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.”

This application followed a devastating fire at the former Paterson Building which forced the evacuation and relocation of staff to Alderley Park. Manchester City Council granted consent for the demolition of the fire damaged Paterson Building in January 2019¹.

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

Conclusion

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details associated with Condition 25 pursuant to planning permission 123748/FO/2019. However should you require any further information, please do contact me.

Yours sincerely



Will Hannah
Assistant Planner

will.hannah@turley.co.uk

¹ Application references: 121526/DEM/2018 and 121527/FO/2018