

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

13th July 2021

F.A.O. Anthony Mitchell

Dear Tony,

Planning Permission Ref 114882/FO/2016: Citylabs 2.0 Application for Discharge of Planning Conditions 13, 15, 19, 28, 23, 29(b), 30(b) & 34(a)

Please find enclosed an application for the discharge of conditions 13, 15, 19, 28, 23, 29(b), 30(b) & 34(a) attached to the Planning Permission Ref: Ref 114882/FO/2016 (approved 26 May 2017). The Applicant is Manchester University NHS Foundation Trust and Manchester Science Partnerships Ltd (MFT and MSP).

The Planning Permission relates to “Phase 1: Partial demolition of existing link bridge and construction of a six-storey building for Office (Use Class B1a), Research and Development (Use Class B1b), Clinic, Health Centre, non-residential Education and Training (Use Class D1), including external repairs to the Chapel, servicing, highway works, temporary landscaping and relocation of six car parking spaces; and Phase 2: Partial demolition of existing north and central rear wings of Old St Mary's Hospital, refurbishment of retained buildings, including the Chapel, and construction of a seven-storey building for Office (Use Class B1a), Research and Development (Use Class B1b), Clinic, Health Centre, non-residential Education and Training (Use Class D1), retail (Use Class A1) and Café / Restaurant (Use Class A3), associated servicing, highway works and permanent landscaping” at Old Saint Mary's Hospital, Manchester Royal Infirmary, Oxford Road, Manchester M13 9WL.

Condition Discharge

This Application for the discharge of conditions 13, 15, 19, 28, 23, 29(b), 30(b) & 34(a) relating to Phase 1 only, which comprises the partial demolition of the existing link bridge and construction of a six-storey building for Office (Use Class B1a), Research and Development (Use Class B1b), Clinic, Health Centre, non-residential Education and Training (Use Class D1), including external repairs to the Chapel, servicing, highway works, temporary landscaping and relocation of six car parking spaces, as shown on the Site Phasing Plan (drawing ref. no. 5034-00-803-A) prepared by Sheppard Robson, which was submitted and approved as part of the planning application.

The following section details the conditions to be discharged and the information to be submitted in respect of each condition.

Condition 13 - Sustainable Drainage Scheme

Condition 13 wording is as follows:

No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- (a) Verification report providing photographic evidence of construction as per design drawings;
- (b) As built construction drawings if different from design construction drawings;
- (c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The surface water drainage scheme is detailed on Arup drawing ref CLAB-ARUP-02-EX-GA-C-00-0002.

A swale is located along the boundary to the Boulevard and this is detailed in Planit drawings ref 007535-PLA-XX-XX-DR-L-6002, and 7005 and 7004.

Signage detailing how the swale feature works, and the planting used have been installed, and the text used on the signs is detailed in Planit drawings ref. 007535-PLA-XX-XX-DR-L-7006 and 7007.

The above drawings and photographs of the completed swale are included in the attached 'Condition 13 drainage details' document.

Condition 15, 19, 28 – Waste management and delivery strategy

Condition 15 wording is as follows:

Prior to first occupation of the development (or phase thereof), details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal); shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved strategy shall remain in operation in perpetuity.

Condition 19 wording is as follows:

Before occupation of the development (or phase thereof) a scheme for deliveries, servicing and collections, including waste collections must be submitted to and approved in writing by the City Council as Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday

10:00 to 18:00 Sundays and Bank Holidays

Condition 28 wording is as follows:

The building (or phase thereof) hereby approved shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for the development has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation

The attached document Waste Management and servicing strategy rev.0 provides information on these conditions.

Condition 23 – Landscaping

The wording of Condition 23 is as follows:

Prior to first use of the temporary and permanent public realm / landscaping full details of a maintenance strategy including details of who would be responsible for the ongoing maintenance of surfaces, lighting, street furniture, drainage, planting and litter collection and details of where

maintenance vehicles would park shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved strategy shall remain in operation in perpetuity.

The attached document 'CL2 Landscape maint strategy' provides information to discharge this condition

Condition 29(b) – TV Survey

The wording of Condition 29 (b) is as follows:

29) Before the development commences studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:

- a) Identify, before the development commences, the potential impact area in which television reception is likely to be adversely affected by the development. The study shall be carried out by a suitably qualified professional and shall include an assessment of when in the construction process an impact on television reception might occur.
- b) Measure the existing television signal reception within the potential impact area identified in (a) above before development commences. The work shall be undertaken by a suitably qualified professional, and shall include an assessment of the survey results obtained.

A post construction survey (attached) was undertaken by Pager Power and their report dated Sept 2020 is attached. The report conclusion is as follows:

- All television services were received with good picture quality and sound within the development shadow zone – with the exception of one local channel that was not received at two locations. This channel is broadcast at low power and is generally not reliably received in the city centre area.
- The received signal strength does appear to have reduced at close range to the development, which may be partially or wholly due to the CityLabs 2.0 development. However, the remaining quality of television services appears to remain high. It is unlikely that noticeable impacts have occurred for receivers in the development's shadow zone.

Condition 30(b) – Local Labour Agreement

The wording of Condition 30(b) is as follows:

Prior to first occupation of the building (or phase thereof) a local labour agreement for the operational/post construction phase of the development shall be submitted to and agreed in writing with the City Council as Local Planning Authority. The approved construction phase scheme shall be in place prior to the commencement of the development (or phase thereof) and the operational / post construction phase scheme shall be in place before the building (or phase thereof) is first occupied , and shall be kept in place thereafter.

The attached Local Labour end use form has been completed and issued to Anthony Humphreys Work and Skills Officer, Growth and Development Directorate Manchester City Council, who has confirmed it is sufficient to discharge the condition.

Condition 34(a) – Travel Plan

The wording of condition 34(a) is as follows:

Before each building is first occupied a Travel Plan for the relevant building shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development
- ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

The attached Travel plan has been prepared alongside the building occupiers - Curtins Ref: 078233-CUR-00-XX-RP-TP-001 Revision: V03 Issue Date: 30 April 2021.

Conditions Submission Summary

The documents set out in Table 1 are submitted through the Planning Portal as part of the application.

Table 1 – Summary of Application and Supporting Documents

Condition Number	Full or Partial Discharge	Information submitted
Condition 13	Full Discharge	Condition 13 drainage details' document
Condition 15, 19, 28	Full Discharge	Waste Management and servicing strategy rev.0
Condition 23	Full Discharge	CL2 Landscape maint strategy
Condition 29(b)	Full Discharge	TV Post Construction Survey
Condition 30(b)	Full Discharge	Local Labour end use form
Condition 34(a)	Full Discharge	Travel plan

The Application Fee will be paid via the Planning Portal. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of conditions 13, 15, 19, 28, 23, 29(b), 30(b) & 34(a) and in relation to Phase 1 of the consented development. Please do not hesitate to contact me, if you have any questions or require any further information.

Yours sincerely,



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