30 June 2021
Delivered via Planning Portal

Jennifer Atkinson
Manchester City Council
P O Box 532
Town Hall, Albert Square
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Ref: SHEM3013

Dear Jennifer

DISCHARGE OF PLANNING CONDITION 25 PURSUANT TO PLANNING PERMISSION 128905/FO/2020, NORTH MANCHESTER GENERAL HOSPITAL, MANCHESTER, M8 5RL

On behalf of our client, Manchester University NHS Foundation Trust ('MFT' / 'the Applicant'), an application to discharge condition 25, pursuant to the above planning permission for the erection of a multi-storey car park and cycle hub and associated enabling works at the North Manchester General Hospital, has been submitted via the Planning Portal (ref. PP-09983732).

The application comprises electronic copies of the following information:

- This Covering Letter
- Completed Application Forms
- Proposed Pedestrian Route Improvement Works TCP01, drawing no. 20200-SRA-ISZ-XX-DR-A-0028 Rev P03
- Proposed Pedestrian Route Improvement Works TCP05, drawing no. 20200-SRA-INZ-XX-DR-A-0022 Rev P02

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 (NMGH), 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 Construction are the appointed contractors for the development, with P.P. O'Connor undertaking the relevant demolition work.

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). A

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number of applications to discharge relevant conditions are currently pending, these are CDN/21/0438 (part-discharge condition 6) and CDN/21/0333 (conditions 10, 12a and 15).

This application relates to the full discharge of condition 25 (Pedestrian Route Improvement Works) and is discussed further below.

Condition 25

Condition 25 (Pedestrian Route Improvement Works) states:

> *Prior to the first use of temporary car parks, a review and a scheme of improvements of the pedestrian routes from the car parks and the wider campus shall be submitted for approval in writing by the City Council, as Local Planning Authority.*
>
> *For the avoidance of doubt this shall include improvements in the form of tactile paving and dropped kerbs identified. The approved scheme shall be implemented and be in place prior to the temporary car parks being brought into use.*

The enclosed drawings present the proposed pedestrian route improvement works from each temporary car parking area to the wider hospital campus. The improvement works required include:

- Resin bound paving surface
- Pedestrian grade tarmac surface
- Painted markings to denote pedestrian route
- Proposed drop kerbs
- Proposed tactile paving

For TCP01 the proposed pedestrian route works provides connections to the south, in particular to facilitate access to the modular accommodation building, and also to the existing main hospital campus to the north, off Central Drive. The proposed pedestrian route works from TCP05 facilitate connections to the Women and Children's Unit entrance and the Main Entrance and Outpatients area.

Existing pedestrian routes are used where possible. The proposed routes have been carefully planned to ensure safe access to the various parts of the hospital campus is provided, mindful of the ongoing construction work as part of the redevelopment proposals.

It is considered that these proposed pedestrian routes satisfy the requirements of condition 25 and the condition can therefore be successfully discharged.

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 get in touch.

Yours sincerely



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Senior Planner

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