

6 May 2021

Delivered by via Planning Portal

Jennifer Atkinson
Planning Department
Manchester City Council
P O Box 532
Town Hall, Albert Square
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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'), an application to part discharge conditions 14a and 14b, in so far as they relate to the temporary car parking areas, 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-09813063).

The application comprises electronic copies of the following information:

- This Covering Letter
- Completed Application Forms
- Phase 2 Ground Investigation Environmental Letter Report – Temporary Car Parks at North Manchester General Hospital, prepared by Curtins

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.

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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 temporary car parking areas.

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 investigation undertaken encountered surface coverings of grass and topsoil or asphalt and underlain by Made Ground. Superficial deposits encountered during the investigation have been in line with BGS data, with cohesive Glacial Till inter-bedded with granular Glacio-fluvial Sheet Deposits.

Asbestos fibres were positively identified during laboratory testing; however, through further borehole testing it was concluded that as none of the additional boreholes encountered positive asbestos identifications, those originally identified are deemed isolated instances.

It is therefore concluded that the risk to site end users and construction workers from shallow site soils is considered to be **Low**. Construction workers are to be provided with appropriate PPE and sanitary facilities with reference to the enclosed environmental testing results.

Due to the site's proposed end use as a surface car park, with no structures or buildings proposed, the risk to site end users from ground gases was considered to be **Low**.

As such, a Remediation Statement is not required for the temporary car parking areas.

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 part discharged, in so far as they relate to the temporary car parking areas.

Conclusion

This application seeks to part discharge condition 14a (Site Investigation) and 14b (Verification Report) in so far as they relate to the temporary car parking areas.

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 contact me.

Yours sincerely



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Senior Planner

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