

5 March 2021
Delivered via Planning Portal

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

Ref: SHEM3007

Dear Ms Atkinson

**DISCHARGE OF PLANNING CONDITION 12 PURSUANT TO PLANNING PERMISSION 127914/FO/2020,
NORTH MANCHESTER GENERAL HOSPITAL, MANCHESTER, M8 5RL**

On behalf our client, Manchester University NHS Foundation Trust ('the applicant'), an application to discharge condition 12 attached to the above planning permission for the development of a temporary modular office building at the North Manchester General Hospital has been submitted via the Planning Portal (ref: PP-09594287).

This application comprises the following information:

- This Covering Letter
- Completed Application Forms
- Proposed GA Elevations produced by ESS Modular and BP Architecture (ref. 20-074-BPA-OB-XX-DR-A0-015_C10 - Proposed GA Elevations)
- Proposed Southern Elevation (providing details for Option 1 and Option 2 southern façade specification) produced by ESS Modular and BP Architecture (ref. 20-074-BPA-OB-XX-DR-A2-005_T2 - South Elevation)
- Proposed External Stair 2 Southern Elevation produced by ESS Modular and BP Architecture (ref. 20-074-BPA-OB-XX-DR-A2-027_C3 - Stair 2 External South)
- Proposed Window Specification produced by ESS Modular and BP Architecture (ref. 20-074-BPA-OB-XX-DR-A3-001_C8 - Pictorial UPVC Window Schedule)
- Proposed External Door Specification produced by ESS Modular and BP Architecture (ref. 20-074-BPA-OB-XX-DR-A3-005_T5 - Pictorial Aluminium External Door Schedule)
- Colorcoat Prisma Specification produced by Tata Steel (ref. Colorcoat Prisma Specification)
- Rockpanel Woods Specification (Southern Façade Option 1 Specification) produced by Rockpanel (ref. productsheet_rockpanel_woods)
- SILA Select Siberian Larch Cladding Specification (Southern Façade Option 2 Specification) produced by Russwood (ref. SILA-Select-Siberian-Larch-Factsheet)
- External Material Samples Sheet (ref. Temporary Modular Office_External Materials Sample Images)
- RAL 7015 Grey Sample Image (ref. RAL 7015 Grey Sample Image)

The requisite application fee of £116 (plus £25 service charge) has been paid via the Planning Portal.

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BACKGROUND

In November 2020, Manchester University NHS Foundation Trust secured full planning permission (LPA Ref: 127914/FO/2020) for the proposed development of a temporary modular office building at the North Manchester General Hospital, Manchester. A full description of development is provided below:

“Erection four storey office building (3,016 sqm) (Use Class E) and associated infrastructure for a temporary period of 5 years”

The planning permission includes a series of planning conditions which require the applicant to submit additional information for approval by the Local Planning Authority (LPA). An application (ref. CDM/20/0755) was submitted in November 2020 to discharge the pre-commencement conditions 9, 10 and 11. This was subsequently approved in December 2020.

This application seeks to satisfy the requirements of condition 12.

Condition 12 states:

“Prior to the any above ground works, samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved materials used shall then be implemented as part of the development”.

The enclosed drawings prepared by ESS Modular and BP Architecture seek to meet the requirements of the condition by providing sample images of all external materials, as well as a specification for all external materials used. The materials proposed are considered to accord with the vision set out in the approved Design and Access Statement through providing a high quality finish.

The enclosed information details the proposed external materials as follows:

Windows:

- Relevant Drawings: Proposed GA Elevations
- Specification: Proposed Window Specification
- Material: Window Frame UPVC - RAL 7015 Grey (external)
- Sample Images: External Material Samples Sheet

Doors

- Relevant Drawings: Proposed GA Elevations
- Specification: Proposed External Door Specification
- Materials: Aluminium External Door Frame – RAL 7015 Grey; Aluminium External Door Leaf Escape Door – RAL 7015 Grey; Aluminium Door Leaf Entrance Door – RAL 7015 Grey
- Sample Images: RAL 7015 Grey Sample Image

East, West and North Elevation Cladding

- Relevant Drawings: Proposed GA Elevations
- Specification: Colorcoat Prisma Specification
- Materials: Plastisol Cladding – Oyster Colour (RAL 7035)
- Sample Images: External Material Samples Sheet

South Elevation Cladding

- Relevant Drawings: Proposed Southern Elevation
- Specification: Rockpanel Woods Specification (option 1); SILA Select Siberian Larch Cladding Specification (option 2)

- Material: laminate panelling (option 1); timber panelling (option 2)
Sample Images: External Material Samples Sheet

Stairs

- Relevant Drawings: Proposed External Stair 2 Southern Elevation
- Specification: detail provided on Proposed External Stair 2 Southern Elevation
- Material: steel; cladding (as per southern elevation)
- Sample Images: detail provided on Proposed External Stair 2 Southern Elevation; External Material Samples Sheet

Southern Elevation

With regards to the southern elevation, the Proposed Southern Elevation drawing presents two preferred options for the external cladding to the façade and stairs. Only one option will be taken forward, however the preferred option has not been decided at this stage of the development process. Due to the intention to commence above ground works shortly, two options are therefore presented for approval from Manchester City Council, with approval sought for both options.

It is considered that both of the options presented are consistent with the design intent set out in the approved Design and Access Statement whereby this states that the façade and stair will be clad in a high pressure laminate panel (with colour and texture to be agreed). The proposed options are as follows:

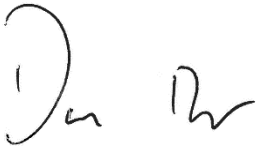
- Option 1: Timber Effect Rainscreen cladding manufactured by Rockpanel Woods. The details and specification for this option can be found in the Proposed Southern Elevation drawing and the Rockpanel Woods Specification. Further sample images of the material can be found within the External Material Samples Sheet. Please note that the External Material Samples Sheet shows four different colour variants of the cladding. A design decision has not been made on the precise colour at this stage and as such approval is sought for all four colour variants.
- Option 2: Open Rainscreen cladding manufactured by Russwood. The details and specification for this option can be found in the Proposed Southern Elevation drawing and the SILA Select Siberian Larch Cladding Specification. A sample image of the material can be found within the External Material Samples Sheet.

Option 1 accords with the original design intent through the provision of the laminate panelling, providing a timber effect material and Option 2 comprises of timber panelling which provides a similar finish to that of Option 1. Both options achieve the desired enhanced, high quality finish to the southern elevation and provide the required durability, stability and fire protection.

As this application seeks approval for both of these options for the southern elevation, the applicant will write to the Council to confirm which option is being taken forward, at the appropriate time.

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 my colleague Olivia Carr (olivia.carr@turley.co.uk) or me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dan Ramsay'.

Daniel Ramsay
Assistant Planner

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