

05 February 2021

Delivered via Planning Portal

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

Ref: VINM3006

Dear David

DISCHARGE OF PLANNING CONDITION 24 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 24 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 (ref. 123748/FO/2019).

The application has been submitted via the Planning Portal (ref. PP-09474779) and comprises the following documents:

- Completed application forms
- This covering letter

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

Background

Full planning permission (ref. 123748/FO/2019) was granted on 26 September 2019 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 seeks to discharge Condition 24 on the aforementioned permission for the Paterson Redevelopment Project ('PRP') (ref. 123748/FO/2019), which relates to the provision of cycle storage facilities.

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Condition 24: Cycle Storage Facilities

Condition 24 states:

Notwithstanding the approved details, prior to the development hereby approved being first occupied details of the secure cycle storage facility indicated on approved drawing reference PRP-BDP-Z01-XX-PL-L-9003 shall be submitted to the City Council for their approval as Local Planning Authority. The cycle storage facility shall be implemented in accordance with the approved details prior to the development being first occupied and retained thereafter.

The approved drawing indicated the provision of 140 cycle parking spaces. Due to the closure of cycle storage facilities within the Nathan House courtyard to facilitate the commencement of construction of the PRP, the need for a further 70 spaces was subsequently identified as being needed by The Christie.

Thus in February 2020, a standalone planning application for a cycle storage facility capable of accommodating 210 spaces (140+70) was submitted to and subsequently approved by Manchester City Council (ref. 126486/FO/2020) on 5 May 2020.

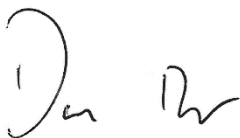
The approved cycle storage facilities therefore provides 210 spaces, an additional 70 spaces over the 140 spaces indicated on the approved drawing referenced within condition 24 (ref. PRP-BDP-Z01-XX-PL-L-9003). It is therefore considered that the permission for the cycle storage facilities meets the requirements condition 24, whilst also accommodating previously unforeseen cycle storage need as a result of the closure of Nathan House courtyard.

On this basis, it is considered that the required details have been provided for the cycle storage facilities for the PRP, as per condition 24, within the permission ref. 126486/FO/2020.

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 24 pursuant to planning permission 123748/FO/2019. However should you require any further information, please do contact me.

Yours sincerely



Daniel Ramsay
Assistant Planner

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