

18 June 2025

Delivered via Planning Portal

Robert Griffin
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Robert

DISCHARGE OF CONDITIONS 6, 12 AND 20 PURSUANT TO PLANNING PERMISSION (REF. 140400/JO/2024): WITHINGTON COMMUNITY HOSPITAL, NELL LANE, MANCHESTER, M20 2LR

On behalf of Manchester University NHS Foundation ('the Applicant' or 'the Trust'), we are pleased to enclose an application to discharge conditions 6 (Biodiversity Enhancement Scheme), 12 (Materials) and 20 (Landscaping) pursuant to planning permission (ref. 140400/JO/2024) at the above site.

The application is submitted via the Planning Portal (ref. PP-14057078) and comprises the covering letter, application forms and electronic copies of the documents listed below:

For Condition 6 (Biodiversity Enhancement Scheme)

- Biodiversity Enhancement Plan (doc ref. 2486881), prepared by RSK Biocensus

For Condition 12 (Materials)

- Material Study, prepared by DAY Architectural Ltd
- Proposed Elevations – North & East – Material Key (dwg ref. 22182-DAY-V1-ZZ-DR-A-041002 P14), prepared by DAY Architectural Ltd
- Proposed Elevations – South & West – Material Key (dwg ref. 22182-DAY-V1-ZZ-DR-A-041003 P14), prepared by DAY Architectural Ltd

For Condition 20 (Landscaping)

- External Works Site Wide General Arrangement (doc ref. YD2_23_01 22182-Y2D-WCH006-00-XX-L-00900-P18), prepared by Squareyard
- Planting Plan (doc ref. YD2_23_01 22182-Y2D-WCH006-00-XX-L-00903-C01), prepared by Squareyard

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- Biodiversity Enhancement Plan (doc ref. 2486881), prepared by RSK Biocensus

The requisite application fee of £298 has been paid online via the Planning Portal.

Background

Manchester City Council ('MCC') granted full planning permission for the erection of a two-storey building comprising a Community Diagnostics Centre (CDC) (use class E(e)), with associated external landscaping, patient and delivery drop off area and 6 no. accessible parking spaces at Withington Community Hospital on 15th December 2023 (ref. 137537/FO/2023).

Since the permission of the above application, a Section 73 application (ref. 140400/JO/2024) has been approved to reduce the size of the building resulting in subsequent amends to the internal layout of the building and minor external changes.

A Non-Material Amendment (NMA) application (LPA ref. 142746/NMC/2025) was approved on 16th May 2025 to reduce the extent of the canopy over the main entrance, adjust to transom height of the first-floor windows to match the internal ceiling level, remove the stepped brick at the head of the curtain walling of the stair cores (to be replaced with flat brick soffit).

A series of conditions have been discharged:

Condition	Application Reference	Status
3 (Construction Management Plan)	CDN/24/0098 CDN/24/0551	Discharged Condition to be complied as amended via ref. 140400/JO/2024
5 (Arboricultural Method Statement)	CDN/24/0098	Discharged Condition to be complied as amended via ref. 140400/JO/2024
10a (Local Labour Agreement)	CDN/24/0551	Discharged
11 (Drainage)	CDN/24/1207	Discharged
13 (Contaminated Land)	CDN/24/0551 CDN/24/0841	Discharged

This application seeks to discharge conditions 6, 12 and 20 of planning permission ref. 140400/JO/2024. A summary of the submitted information is provided below.

Condition 6 (Biodiversity Enhancement Scheme)

Condition 6 states:

Within 1 month of the commencement of above ground works, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The scheme shall include:

- *Details of bat and bird boxes (including swift boxes) and hedgehog houses to be installed and timescales for their installation;*
- *Proposals for the long-term management of the retained scrub and trees.*

The agreed scheme shall be implemented in accordance with the agreed details and maintained thereafter.

The enclosed Biodiversity Enhancement Plan (doc ref. 2486881), prepared by RSK Biocensus, provides the requisite details of the proposed bat boxes, bird boxes and hedgehog houses, as found in Section 2.6 of the Plan. Overall, the installation timescale and location respect the site environmental conditions and ensure the roosting, nesting seasons are free from disturbance. The table below summarises the installation timescale and location:

	Timescale	Location
Bat box	Before operation and occupation	- To face in different directions, preferably with at least one facing south, south-east or south-west on retained trees. - To be placed as high up as possible and no less than 3m from the ground.
Bird box	Between September and February	- To be positioned on mature trees at a minimum height of two metres. - To be oriented between north and east.
Hedgehog house	Ideally in October	- House entrances should not be oriented towards north or north east. - To be located along site boundaries in undisturbed areas.

It also confirms that the retained trees will be protected during construction works (to be in line with industrial standard) and ongoing pruning will be kept to a minimum. The retained scrubs will be enhanced by the removal of invasive species and an area of temporarily lost mixed scrub will be re-created with mixed planting of Dog Rose (*Rosa canina*), Dogwood (*Cornus sanguinea*), Hawthorn (*Crataegus monogyna*) and Bramble (*Rubus fruticosus*).

Condition 12 (Materials)

Condition 12 requires samples and specifications of all materials to be used in the external elevations and states:

Above ground construction works shall not commence until samples and specifications of all materials to be used in the external elevations (including rooftop screening) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved materials shall then be implemented as part of the development.

The enclosed Proposed Elevations – North & East – Material Key (dwg ref. 22182-DAY-V1-ZZ-DR-A-041002 P14) and Proposed Elevations – South & West – Material Key (dwg ref. 22182-DAY-V1-ZZ-DR-A-041003 P14) illustrate the materials to be used for the external elevations of the Community Diagnostics Centre building. The key materials are:

- Clay facing brickwork – light buff/ multi
- Clay facing brickwork – orange/ multi
- PCC Aluminium curtain walling system with clear glazing – dark bronze frame

- PCC Aluminium casement windows with clear glazing – dark bronze frame
- PPC Aluminium cladding – dark bronze
- PCC Aluminium louvre panels – dark bronze

The proposed primary material is clay facing brickwork which ties into the existing neighbourhood. The use of curtain walling system with clear glazing across the elevations provide views of the landscaped area. The large expanse of glazing to the main entrance helps to create a visually pleasing feature which signifies this as the main access point to the staff. The inclusion of casement windows and louvre panels can provide privacy between the building and the surrounding. Overall, the proposed materials maintain the design intention (as approved in LPA ref. 140400/JO/2024) and are reflective of the existing Withington Community Hospital building and the surroundings.

The Material Study, that includes the reference image, is submitted as part of the application.

Material samples will be issued to Manchester Town Hall once the application is validated, at a date and time to be agreed with the Case Officer – should this be necessary.

Condition 20 (Landscaping)

Condition 20 states:

Within 3 months of the commencement of development, a detailed hard and soft landscaping treatment scheme which shall include species, type and size of any trees, hedges, shrubs and plants to be planted and the timescales for the implementation of the scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in accordance with the previously agreed timescale. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

The External Works Site Wide General Arrangement (doc ref. YD2_23_01 22182-Y2D-WCH006-00-XX-L-00900-P18), prepared by Squareyard, is enclosed and illustrates the proposed landscaping arrangement. This includes the access plaza outside of the main entrance, cycle parking spaces, pedestrian access to Burton Road and the existing car parking area, amenity shrub planting, native scrub planting, wildflower meadows and hedgerows.

The enclosed Planting Plan (doc ref. YD2_23_01 22182-Y2D-WCH006-00-XX-L-00903-C01), prepared by Squareyard, provides the details of the planting type. The key species include:

- Betula utilis doorenbos specimen trees
- Liriope muscari 'Monroe White' amenity shrubs
- Stipa tenuissima amenity shrubs
- Hakonechloa macra amenity shrubs
- Mix of rosa canina, cornus sanguinea, crataegus monogyna and rubus fruticosus for native scrub

The trees, shrubs and hedgerows will be planted between October and April. The appointed qualified landscape contractor will be responsible for ongoing habitat management.

Conclusion

I trust that you have the relevant information in order to validate this application and discharge conditions 6 (Biodiversity Enhancement Scheme), 12 (Materials) and 20 (Landscaping) pursuant to planning permission (ref. 140400/JO/2024). However, should you have any queries, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink that reads "Melissa". The script is cursive and fluid.

Melissa Lee Wing Tung
Assistant Planner

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