25 June 2025

Delivered via Planning Portal

Steven McCoombe
Manchester City Council
PO Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Steven

DISCHARGE OF PLANNING CONDITION 10A (ANCILLARY PLANT INSTALLATION) PURSUANT TO PLANNING PERMISSION 140631/FO/2024, NORTH MANCHESTER GENERAL HOSPITAL, DELAUNAYS ROAD, MANCHESTER, M8 5RB

On behalf of our client, Manchester University NHS Foundation Trust ('the Applicant' or 'the Trust'), an application to discharge condition 10a (Ancillary Plant Installation) pursuant to the above planning permission at North Manchester General Hospital has been submitted via the Planning Portal (ref. PP-14024929).

The application comprises the following information:

- Completed Application Forms
- This Covering Letter
- Acoustics Fence Extents Plan (dwg ref. 23130-SRA-NM171-XX-DR-A-02870), prepared by Sheppard Robson
- Staff Building Canopy General Arrangement (dwg ref. 23130-SRA-NM171-XX-DR-A-20300), prepared by Sheppard Robson
- Contractor Canopy General Arrangement (dwg ref. 23130-SRA-NM171-XX-DR-A-20400), prepared by Sheppard Robson
- Noise Impact Assessment (Waste Compound) (doc ref. 2062435-RSKA-RP-002-(02)), prepared by RSK Acoustics
- Acoustics Barrier Information Sheet, prepared by GRAMM Barrier Systems

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BACKGROUND

As Manchester City Council is aware, planning permission was granted for the relocation of the waste compound at North Manchester General Hospital (LPA ref. 140631/FO/2024). The full wording of the approved development is as follows:

> *"Relocation of existing waste compound to a purpose-built facility off Crescent Drive within the southeast corner of site comprising the erection of a single storey modular building for staff amenity facilities (including a canopy extension to cover waste storage area), free-standing canopy to cover waste and cardboard compactors, dedicated bin storage areas, tug charging point, box van parking spaces, a bin wash and spill kit station and vehicular and pedestrian access from Crescent Drive."*

All of the pre-commencement and prior to the commencement of above ground works conditions have been discharged via LPA ref. CDN/25/0045

DISCHARGE OF CONDITIONS

Condition 10 (Ancillary Plant Installation)

Condition 10a requires the submission of a design scheme that can achieve a certain noise standard. It states:

> ***a) Any externally mounted ancillary plant, equipment and servicing to be installed shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to its installation, the scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site.***
>
> *b) Prior to any externally mounted ancillary plant, equipment and servicing to be installed becoming operational, an approved verification report shall be submitted to and approved in writing by the City Council as Local Planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non - conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.*

The proposed acoustics barriers will be located along the western and south-eastern extent of the site boundary [as shown in Acoustics Fence Extents Plan (dwg ref. 23130-SRA-NM171-XX-DR-A-02870)]. The canopy design for the bin storage area (adjacent to the staff building) and for the compactor are enclosed and shown in Staff Building Canopy General Arrangement (dwg ref. 23130-SRA-NM171-XX-DR-A-20300) and Contractor Canopy General Arrangement (dwg ref. 23130-SRA-NM171-XX-DR-A-20400).

A Noise Impact Assessment has been produced on the basis of the above design. It confirms the likelihood of significant adverse impact is low, considering the character correction made for the assessment.

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 the discharge of condition 10a (Ancillary Plant Installation) pursuant to planning permission 140631/FO/2024. However, should you require any further information, please do get in touch.

Yours sincerely,

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Assistant Planner

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