

Planning Services

Manchester City Council
Planning, Growth and Development,
Manchester City Council,
P O Box 532,
Manchester,
M60 2LA

Jones Lang LaSalle Ltd

Landmark 1 Oxford Street Manchester
M1 4PB
+44 (0)161 828 6440

jll.co.uk

Our ref 0588/AM/JG

02 July 2025

Dear Sir/Madam,

Application for approval of details reserved by Conditions 3 and 17 attached to 141189/FO/2024 relating to the planning permission:

‘Erection of a single storey extension to provide an additional 7 bedrooms to the existing Independent Hospital (Use Class C2), along with associated landscaping and amendments to the car parking layout.’

At: Millbrook Independent Hospital, 57 Wastdale Road, Manchester, M23 2RX.

We write on behalf of our client Alternative Futures Group in respect of the above site.

An application has been submitted today via the Planning Portal seeking approval of details reserved by Conditions 3 and 17 attached to planning consent for the above site (141189/FO/2024) which was approved on 24 January 2025.

Condition 3

‘Above-ground construction works shall not commence until samples and specifications of all materials, to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.’

Condition 17

‘Prior to the commencement of above ground works, an external lighting scheme, which considers the effects of lighting on foraging/commuting bats, shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The scheme shall be designed so as to control glare and light overspill onto nearby residential properties and in line with best practices to avoid impacts on nocturnal animals.’

It is considered that the lighting scheme submitted to satisfy Condition 17 is sufficient for avoiding disturbance to nocturnal species, specifically commuting and foraging bats.

The lighting scheme avoids disrupting potential commuting routes within the wider environment, as well as avoiding lighting of potential foraging features (notably individual trees on site).

The information below is submitted to satisfy Conditions 3 and 17:

Condition	Information Submitted
3	- AFG Millbrook Hospital - Materials Schedule
17	- W2435-RWA-00-XX-DR-E-9002 Rev T1 Proposed Illuminance Levels Layout - W2435-RWA-XX-XX-CAL-E-001 Rev T1 External Lighting Design Calculations

I trust the information enclosed with this application is sufficient to discharge the condition in relation to the planning application ref: 141189/FO/2024 and would be grateful for your written confirmation of this in due course.

The planning fee of £298.00 + service charge has been paid online by credit card via the Planning Portal.

Should you have any queries, please do not hesitate to contact me.

Sincerely,

