

14 January 2025

Delivered via Planning Portal

Steven McCoombe
Manchester City Council
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Town Hall, Albert Square
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Dear Steven

DISCHARGE OF PLANNING CONDITIONS 3 (CONSTRUCTION MANAGEMENT PLAN (CMP)) 4 (MATERIALS), 5 (INVASIVE NON-NATIVE SPECIES), 9 (SURFACE WATER DRAINAGE SCHEME) AND 11 (PRELIMINARY RISK ASSESSMENT) PURSUANT TO PLANNING PERMISSION P/2023/0373/RES, 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 conditions 3 (CEMP), 4 (Materials), 5 (Invasive Non-native species), 9 (surface water drainage scheme) and 11 (Preliminary Risk Assessment) pursuant to the above planning permission at North Manchester General Hospital has been submitted via the Planning Portal (ref. PP-13631106).

The application comprises the following information:

- Completed Application Forms
- This Covering Letter

Condition 3 (CEMP)

- Construction Phase Health and Safety Plan, prepared by RECOM
- Logistic Plan, prepared by RECOM

Condition 4 (Materials)

- Compactor Canopy General Arrangement (dwg ref. 23130-SRA-NM171-XX-DR-A-20400 P01), prepared by Sheppard Robson
- Staff Building Canopy General Arrangement (dwg ref. 23130-SRA-NM171-XX-DR-A-20300 P01), prepared by Sheppard Robson
- Proposed Elevations (dwg ref. WRB-Q 24000140-02 Rev B), prepared by Wernick Groupd

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Condition 5 (Invasive Non-Native Species)

- Non-native Invasive Species Survey & Control Method Report, prepared by Beech Landscape (Developments) Ltd

Condition 9 (Surface Water Drainage Scheme)

- Drainage Management Strategy (doc ref. 32425-HYD-XX-XX-RP-D-0001), prepared by Hydrock

Condition 11 (Preliminary Risk Assessment)

- Ground Conditions Desk Study and Ground Investigation Report (doc ref. 32425-HYD-XX-XX-RP-GE-1001-S2-P01), prepared by Hydrock

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. P/2023/0373/RES). 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.”

This application seeks to discharge all of the pre-commencement and prior to the commencement of above ground works conditions.

DISCHARGE OF CONDITIONS

Condition 3 (CMP)

Condition 3 requires the submission of Construction Management Plan (CMP) and states:

Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local planning authority, which for the avoidance of doubt should include:

- *Measures to control noise and vibrations;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Detail of an emergency contact telephone number;*
- *Parking of construction vehicles; and*
- *Sheeting over of construction vehicles.*

The development shall only be carried out in accordance with the approved construction management plan.

The enclosed Construction Phase Health and Safety Plan and Logistics Plan, both prepared by RECOM, provide an overview on the following to discharge condition 3.

- Measures to control noise and vibrations
 - It is not expected that the works will exceed the noise ratings. This will be reviewed on-site during construction activity. If issues are identified, an action plan will be implemented.
- Dust suppression measures
 - It is not expected that much dust would be created across the site; only when cutting the tarmac for trial holes which will be managed by petrol cutter water bottle attachments.
- Compound locations where relevant
 - The welfare facilities will be located opposite the site at Crescent Drive. See enclosed plan in Logistic Plan.
- Location, removal and recycling of waste
 - The waste and skips will be located within the site compound to ensure the containment of waste is controlled correctly.
 - Section 7 of the enclosed Construction Phase Health and Safety Plan provides more details. In summary, all building material waste will be separated where possible and recycled through contractor's preferred suppliers. Recom is committed to minimise waste disposal to landfill and will promote reuse, recycling and recovery techniques.
- Details of an emergency contact telephone number
 - Kevin Fletcher's (Recom Solutions) contact number is provided on page 4 of the Logistic Plan.
- Parking of construction vehicles
 - The site compound will be used. All contractors vehicles will be provided separately which is expected to have five to ten vehicles at one time.
 - Between two and ten tipper lorries per day for about four to six weeks. Aside from that, it is expected to have one or two tipper lorries per week for delivering materials, aggregates, plant and machinery.
- Sheeting over of construction vehicles
 - Recom confirms that there will be sheet over construction vehicles to ensure nothing is spilled from the vehicle.

Condition 4 (Materials)

Condition 4 states:

Notwithstanding details submitted, no above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations

of the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed materials.

The enclosed Compactor Canopy General Arrangement (dwg ref. 23130-SRA-NM171-XX-DR-A-20400 P01) and Staff Building Canopy General Arrangement (dwg ref. 23130-SRA-NM171-XX-DR-A-20300 P01) illustrate the dimensions of the proposed compactor canopy and the staff building canopy, including materials to be used. This confirms the following materials on external elevations:

- Main Body: Dura Composites - Dura Cladding Flush Resist - Charcoal, fitted vertically
- Fascia & Skirt: Plastisol steel - Anthracite RAL 7016
- Door: Aluminium, Anthracite RAL 7016
- Windows: uPVC - wrapped in Anthracite RAL 7016 film

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.

Condition 5 (Invasive Non-Native Species)

Condition 5 requires the submission of an invasive non-native species protocol and states:

Prior to the commencement of development, an invasive non-native species protocol shall be submitted to and approved by the City Council as Local Planning Authority, detailing the containment, control and removal of Rhododendron shrubs or any other invasive species encountered on site. The measures shall be carried out strictly in accordance with the approved scheme and implemented prior to the commencement of the development hereby approved.

The enclosed Non-native Invasive Species Survey & Control Method Report, prepared by Beech Landscape (Developments) Ltd confirms while Rhododendron branches are protruding through the fence, there are no shrubs within the site that require management..

Condition 9 (Surface Water Drainage Scheme)

Condition 9 requires the submission of a surface water drainage scheme and states:

Prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- *Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.*
- *For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.*
- *Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in brownfield runoff rate or greenfield runoff rate.*

- *Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.*
- *Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no flooding of buildings for the 1 in 100 + 45% Climate Change.*
- *A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).*
- *Construction details of flow control and SuDS components.*
- *Details of how the scheme shall be maintained and managed after completion.*

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

The enclosed Drainage Management Strategy, prepared by Hydrock, provides an overview on the following to discharge condition 9:

- Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.
 - Surface water is proposed to be discharged into the nearest private surface water sewer within Crescent Drive.
 - While the ground condition suggests the site has a mixture of slowly permeable seasonally wet acid loamy and clayey soils with impeded drainage, infiltration is not feasible due to the nature of activities on the proposed site and the lack of available space to the south of the site where the soakaway would be located.
 - Discharging to a watercourse is also not considered to be feasible due to the absence of watercourses within the vicinity of the site.
 - The half drain time is included in the hydraulic calculation which confirms to be below 24 hours.
- For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.
 - The surface water is proposed to be discharged via a private sewer.
- Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in brownfield runoff rate or greenfield runoff rate.
 - Using the modified rational method and a standard rainfall intensity of 50mm/hr, the impermeable site area would generate a run-off rate of 17.4/s.

- The proposed drainage system will be a managed gravity system with a flow control set at a permissible maximum discharge rate of 8.7l/s into the nearest surface water sewer within Crescent Drive, which achieves the 50% reduction in brownfield runoff rate.
- The catchment areas will be drained via drainage channels and then discharge into the new private surface water network. Surface runoff from the roof will also discharge to the new private surface water network.
- Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
 - The drainage layout (dwg ref. 32425-HYD-XX-XX-DR-D-0500 T4) is shown in Appendix D
- Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no flooding of buildings for the 1 in 100 + 45% Climate Change.
 - The hydraulic calculation is shown in Appendix E
- A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).
 - These are shown in the drainage layout (dwg ref. 32425-HYD-XX-XX-DR-D-0500 T4)
- Construction details of flow control and SuDS components.
 - These are shown in the Inset A – Typical Bio-Retention Area/ Rain Garden (in drainage layout (dwg ref. 32425-HYD-XX-XX-DR-D-0500 T4)) and Hydro-Brake Optimum for Surface Water (dwg ref. HBO-SS1 Rev A)
- Details of how the scheme shall be maintained and managed after completion.
 - A private management company will maintain the drainage infrastructure as part of a hospital site-wide management and maintenance schedule. Full details are available in Section 3.8 Management, Maintenance and Residual Risk

Condition 11 (Preliminary Risk Assessment)

Condition 11 requests the submission of a Preliminary Risk Assessment and writes:

Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as Local Planning Authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority

The enclosed Ground Conditions Desk Study and Ground Investigation Report, prepared by Hydrock, identifies the potential on-site sources of contamination to be Made Ground, associated with historical construction of the existing car park and imported fill, ground gases (carbon dioxide and methane) from organic materials), and petroleum hydrocarbons potentially associated with uncontrolled spillages and poor condition of the existing hardstanding. As such, the following further works are recommended:

- Detailed topographical survey of the slope adjacent to the site to enable the slope stability assessment.
- Completion and reporting of the ongoing gas monitoring.
- Discussion and agreement with utility providers regarding the materials suitable for pipework, potentially including full UKWIR risk assessment.
- Preparation of an appropriate Earthworks Specification since Made Ground is considered unsuitable in its present condition for use as founding soils to be fully penetrated by all new foundations to create the development platform.
- Prior to the placement of the founding materials and the construction of the road pavement, the sub-formation and formation will need to be inspected and checked in accordance with a suitable specification.
- Preparation of a Materials Management Plan relating to the reuse of soils at the site and potential import of soils to the site.
- Verification of the earthworks, remediation (as necessary), and mitigation works.

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 conditions 3 (CEMP), 4 (Materials), 5 (Invasive Non-native species), 9 (surface water drainage scheme) and 11 (Preliminary Risk Assessment) pursuant to planning permission P/2023/0373/RES. However, should you require any further information, please do get in touch.

Yours sincerely,



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