

20 December 2024
Delivered via Planning Portal

Robert Griffin
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Robert

**DISCHARGE OF CONDITION 11 PURSANT TO PLANNING PERMISSION (REF. 137537/FO/2023):
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 condition 11 (Drainage) pursuant to planning permission (ref. 137537/FO/2023) at the above site.

The application is submitted via the Planning Portal (ref. PP-13656000) and comprises the covering letter, application forms and electronic copies of the documents listed in Appendix 1. The requisite application fee of £145 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 (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 which result in subsequent amends to the internal layout of the building and slight external changes. A series of conditions have been discharged:

Condition	Application Reference	Status
3 (Construction Management Plan)	CDN/24/0098	Discharged
	CDN/24/0551	Condition to be complied as amended via ref. 140400/JO/2024
5 (Arboricultural Method Statement)	CDN/24/0098	Discharged
		Condition to be complied as

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		amended via ref. 140400/JO/2024
10a (Local Labour Agreement)	CDN/24/0551	Discharged
11 (Drainage)	CDN/24/0841	Refused
13 (Contaminated Land)	CDN/24/0551	Discharged
	CDN/24/0841	

This application seeks to discharge condition 11 of planning permission ref. 137537/FO/2023 (as amended via application ref. 140400/JO/2024). A summary of the submitted information is provided below.

Condition 11

Condition 11 requires an updated scheme for surface water drainage works and states:

Notwithstanding the approved documents and drawings, prior to installation of any surface water drainage at the site an updated scheme for surface water drainage works in accordance with Non Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design, prior to the first use of the building. The submitted scheme shall include:

- *Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required;*
- *Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.*

The enclosed documents provide the details of the proposed below ground drainage works. The refusal on application ref. CDN/24/0841 was due to the absence of the existing private drainage on the proposed drainage plan and queries around this connection from United Utilities (UU). As such, a survey has been undertaken, the enclosed CCTV Drain Report - Nell Lane and CCTV Drain Report – Burton Road provides the drain report of respective connection. The enclosed Foul and Surface Water Sewer Layout is annotated to provide clarity on where the connections proposed to be, and where the survey were taken.

During a meeting with UU on 19th December 2024, the survey video was watched by all parties (the Trust, UU, Turley and CCS) and the Drain Reports were reviewed. UU states the connection appears to be satisfactory and should be sufficient to discharge the condition. The notes from this meeting are enclosed with this application.

The enclosed Evidence of Agreement confirms UU has no objection to the proposed drainage to the existing connection for surface and foul water.

Conclusion

I trust that you have the relevant information in order to validate this application and discharge condition 11 (Drainage) pursuant to planning permission (ref. 137537/FO/2023). However, should you have any queries, please do not hesitate to contact me, or my colleague Olivia Carr (olivia.carr@turley.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Melissa". The script is cursive and fluid, with the first letter 'M' being particularly large and stylized.

Melissa Lee Wing Tung
Assistant Planner

melissa.leewingtung@turley.co.uk

Appendix 1: Document Schedule

DOCUMENTS

Documents Name	Reference
CCTV Drain Report - Nell Lane	Dated 10/12/2024
CCTV Drain Report – Burton Road	Dated 16/07/2024
Meeting Notes with UU	Dated 19/12/2024
Evidence of Agreement	Dated 04/09/2024
Flood Risk Assessment (submitted for information)	22182-CCS-WCH006-XX-RP-S-04021
Surface Water Management Plan (submitted for information)	22182-CCS-WCH006-XX-RP-S-04020

DRAWINGS

Drawing Name	Reference
Proposed Below Ground Drainage Plan	22182-CCS-WCH006-XX-DR-S-93000 T3
Proposed Below Ground Drainage Typical Details (Sheet 1 of 2)	22182-CCS-WCH006-XX-DR-S-93001 T1
Proposed Below Ground Drainage Typical Details (Sheet 2 of 2)	22182-CCS-WCH006-XX-DR-S-93002 T3
Proposed Below Ground Drainage Manhole Schedule	22182-CCS-WCH006-ZZ-SH-S-93003 T1
Foul and Surface Water Sewer Layout	69777-00-B17-930-5401 Rev H
UU Sewer Records	Dated 16/01/2023