FAO: Steve McCoombe
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council
Manchester
M60 2LA

Your Ref: 132567/JO/2021

Our Ref: 62290339

23 August 2024

Dear Steve,

North Manchester General Hospital , Delaunays Road, Manchester, M8 5RB

DISCHARGE OF CONDITIONS NO. 7, 13, 17b, 19 OF 132567/JO/2021

Please find enclosed a submission to discharge Conditions No.7, 13, 17b, 19 of permission 132567/JO/2021 in relation to the development at North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB.

Condition 7 reads as follows:

> *"Prior to first occupation of the development hereby approved, a Security Strategy detailing the secured by design measures which have been incorporated into the scheme, shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed measures."*

Accordingly, the following document has been submitted to satisfy the requirements of Condition 7:

- Secured by Design, Gold certificate, dated 20 August 2024

Condition 13 reads as follows:

> *"The development hereby approved shall not be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the City Council as Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:*
>
> *- Verification report providing photographic evidence of construction as per design drawings;*
>
> *- As built construction drawings if different from design construction drawings;*
>
> *- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime."*

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The following information has been submitted in support of the full discharge of Condition 13:

- Verification Report and Maintenance Strategy, prepared by Curtins, dated 16 Jul 2024,

Condition 17 reads as follows:

> *"Externally mounted ancillary plant, equipment and servicing 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. 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. The approved scheme shall be completed before the apartments are occupied.*
>
> *Upon completion of the development a verification report will be required 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 has been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria".*

The second part of this condition requires submission of a verification report to confirm that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. This report also details the post completion testing undertaken, confirming that the noise criteria has been met. Therefore, the following information has been submitted to support the discharge of the second part of Condition 17:

- Design and Validation - Plant Noise Impact Assessment, prepared by Cundall, dated 16 August 2024

Condition 19 reads as follows:

> *"Notwithstanding details submitted, before the development is occupied, fumes, vapours and odours shall be extracted and discharged from the development in accordance with a scheme to be submitted to and approved in writing by the City Council as Local Planning authority before the use commences. The development shall only be operational in accordance with the agreed details."*

The following information has been submitted in support of the full discharge of Condition 19:

- Verification Letter, prepared by Waterman, dated 16th August 2024
- New Park House Development Planning Ventilation Statement, prepared by Ramboll, dated 14th September 2020

The relevant statutory planning fee for this application has been paid online via the Planning Portal.

I trust the information provided is sufficient to discharge Conditions No. 7, 13, 19 in full and the second part of Condition No. 17. If you have any questions in relation to this application or require any further information please do not hesitate to contact me. I look forward to receiving confirmation that the application has been made valid in due course.

Yours faithfully



Laura Meyer
Planning Director
laura.meyer@wsp.com

CC:

1. Marc Reed

Enc:

1. Application Form