

Withington Community Hospital: Community Diagnostics Centre

Manchester University Hospital NHS
Foundation Trust

Planning Statement Addendum

June 2024

Turley

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Olivia Carr
olivia.carr@turley.co.uk

Client
Manchester University Hospital NHS Foundation Trust

Our reference
MANM3015

June 2024

1. Introduction

- 1.1 This Planning Statement Addendum ('PSA') has been prepared by Turley on behalf of Manchester University NHS Foundation Trust ('MFT' or 'the applicant') to support amendments to planning permission 137537/FO/2023¹ which relate to the following development at Withington Community Hospital:

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.

- 1.2 The above development was granted planning permission by Manchester City Council ('MCC') in December 2023. The proposed revisions are submitted pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended).
- 1.3 This PSA should be read in conjunction with the Planning Statement submitted in support of the original application (dated July 2023). It also complements a number of other updated documents prepared to support the formal revision to the submitted application. These are detailed in **Appendix 1**.
- 1.4 Whilst this PSA summarises the key elements and findings of these application documents, it is important that the application submission is read as a whole.
- 1.5 **Appendix 2** provides the proposed revised wording to the conditions on planning permission 137537/FO/2023 to take account of the amendments proposed through this Section 73 application.
- 1.6 The remainder of this PSA is structured as follows:
- Section 2 provides an overview of why the amendments are necessary for MFT to deliver the Community Diagnostics Centre.
 - Section 3 provides a description of the formal amendments to the planning permission.
 - Section 4 provides an appraisal of the proposed amendments against relevant planning policy.
 - Section 5 provides a summary and conclusion confirming why the proposed amendments are acceptable and the application should be supported.

¹ Submitted pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended)

2. Proposed Amendments

Introduction

- 2.1 Full planning permission for a new Community Diagnostics Centre (CDC) providing cardiorespiratory and endoscopy services at Withington Community Hospital was granted by Manchester City Council in December 2023 (LPA ref. 137537/FO/2023). The description of development was as follows:

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.

- 2.2 The CDC facility provides Manchester University NHS Foundation Trust (MFT) the opportunity to expand and increase its capacity to deliver vital diagnostic services to south Manchester, providing greater patient-centred care and creating a reduction in health inequalities.
- 2.3 Since planning permission was granted, MFT subsequently appointed a main contractor to develop and deliver the design and construction of the new facility. As part of this, a semi-market-tested cost was produced which demonstrated a significant increase in cost from the construction estimates and the approved funding envelope. This increase in cost is associated primarily with rising inflation, construction market conditions and changes in Building Regulations.
- 2.4 Therefore, for MFT to fulfil the aims set out in the business case in delivering a CDC hub at Withington Community Hospital and meet NHS England's definition of a CDC, MFT undertook a review of the proposed diagnostic services that could be delivered in a more cost-effective manner, whilst still maintaining the CDC service model.
- 2.5 The CDC hub will still deliver a much-needed range of diagnostic services including cardiology and respiratory testing (as per the original proposals), provision of sleep testing, and additional non-obstetric ultrasound testing, with the possibility to expand diagnostic services in the future. These diagnostic services will complement the existing imaging capabilities (MR, CT, X-ray) provided at Withington Community Hospital.
- 2.6 To achieve this, a group-wide review of the endoscopy services has identified that this activity is best accommodated in the planned refurbishment and expansion of the existing endoscopy service at Wythenshawe Hospital. Therefore, relocating the endoscopy services from the CDC hub, has allowed the building to be reconfigured and reduced in size, whilst still ensuring the CDC hub provides a range of much-needed alternative diagnostic facilities for the local community. Indeed, the CDC hub will now provide more diagnostic services than the scheme previously granted planning permission.
- 2.7 Locating the cardiorespiratory services at the CDC hub will integrate and streamline diagnostic pathways which will enable patients to start receiving appropriate treatment more quickly. In addition, the ultrasound and sleep testing services are some of the most challenging specialties in terms of long waiting times for patients and so

being able to offer these important diagnostic services in addition to cardiology and respiratory testing will increase the positive impact the development will have on waiting times and importantly the health of patients.

- 2.8 The provision of multiple diagnostic services within one place allows patients to receive multiple tests in one-visit. This will reduce patient journeys and enable more patients to start receiving appropriate treatment more quickly, within their community and within facilities that have been built for that purpose to provide the highest standard of care for patients.
- 2.9 Ultimately, the CDC hub at Withington Community Hospital and diagnostics services proposed still achieves the principal aims of the CDC programme and remains to be of both local and national importance. The CDC hub at Withington Hospital presents an opportunity to deliver diagnostic services in the heart of the local community, providing more person-centred care, reducing health inequalities, and addressing unwarranted variation in care.
- 2.10 As such, the CDC building has been reconfigured and reduced in size to accommodate alternative much-needed diagnostic facilities. Therefore, to accommodate these changes, a number of amendments to the building are proposed and these are explained further below and within the accompanying Design and Access Statement (DAS) Addendum (prepared by DAY Architectural).
- 2.11 These proposed amendments are submitted pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended).

Design

Reduction in size of building – footprint, scale and massing

- 2.12 The primary amendment to the scheme as a result of the removal of the endoscopy services from the building is that the size of the footprint has reduced from 1,024sqm (as originally approved) to the proposed area of 789sqm. Therefore, a reduction in overall footprint of 235sqm.
- 2.13 **Figure 2.1** below provides a visual representation of this proposed amendment and is discussed further in section 1.0 of the DAS Addendum.
- 2.14 The reduction in size of the building has subsequently resulted in the footprint being located further away from the Burton Road frontage and the boundary to Fielden Road. The maximum height of the building of 10.5 metres remains as previously approved.
- 2.15 Therefore, the overall scale and massing of the proposed building is much reduced from the originally approved building.

Figure 2.1: Approved vs Proposed Massing Model showing a visual representation of the reduction in the size of the CDC facility (extract from DAS Addendum, prepared by DAY Architectural).



2.16 Due to the reduction in the size of the building, the overall floorspace (Gross Internal Floor Area (GIFA)) provided has also reduced, as follows:

- Ground Floor:
 - Originally approved GIFA: 1,024 sqm
 - Proposed GIFA: 789 sqm
 - Overall reduction: 235 sqm
- First Floor:
 - Originally approved GIFA: 1,025 sqm
 - Proposed GIFA: 792 sqm
 - Overall reduction: 233 sqm

- 2.17 The internal configuration of each floor has also been amended to reflect the diagnostic services now proposed to be accommodated within the building. However, the main areas of circulation remain as originally approved, including the retention of the main entrance into the building on the northern elevation (see pages 11 – 13 within the DAS Addendum).

Landscape Strategy

- 2.18 The originally approved comprehensive landscape strategy remains; however, due to the reduction in the size of the building, this has increased the area of landscaping to be provided as follows:
- The retained existing scrub area has increased from 3,049 sqm to 3,160 sqm.
 - The proposed amenity shrub planting has increased from 567 sqm to 649 sqm.
 - The proposed paving areas have increased from 1,545 sqm to 1,623 sqm.
 - The proposed native mix hedgerow has increased in length from 141 sqm to 143 sqm.
- 2.19 These changes are therefore positive in relation to the environment created around the development and biodiversity value of the site.

Design Quality

- 2.20 Other than external changes to accommodate the reduction in size of the building, the design philosophy and quality of the originally approved building remains as follows:
- **Materiality:** the use of brick forms and areas of relief have been incorporated to tie into the existing materiality. Larger window reveals have been used to create privacy between the building and its surroundings. Red brick is very prominent within the surrounding area and therefore forms the primary material within the material palette of the proposed building. The material composition also includes lighter coloured brick, anodised aluminium cladding and curtain walling to add variation and visual interest to the building.
 - **Key Frontage:** The large expanse of glazing to the main entrance, helps to create a visually pleasing feature which signifies this as the main access point to staff, patients and visitors, whilst also providing maximum light to the interior creating a pleasant internal environment. This also creates views out onto the landscaped area.
 - **Separation and Screening:** the design of the proposed building ensures appropriate separation from the adjacent hospital building and surrounding residential properties. The requirement for a separate building is due to the sensitive nature of the services being provided. The proposed building is sufficiently set back from both Burton Road and Fielden Road. Indeed, it is set further back from Burton Road than the existing WCH building and the originally approved scheme.

In addition, all mature trees along these boundaries will be retained to maintain the natural screen to the facility from surrounding properties.

- **Consistency:** the proposed building has been designed to complement the existing rhythm and massing of the existing WCH building. This includes the provision of a flat roof, which also enables photovoltaic solar panels to be installed.

- 2.21 As such the revised proposals maintain the high quality of design that respects and complements the character of the surrounding area, as originally approved.

Parking and Accessibility

- 2.22 Vehicular access into the site will remain from the existing main car parking area servicing Withington Community Hospital. The six no. accessible parking spaces previously proposed will also remain.
- 2.23 In addition, as originally approved, three of the existing car parking spaces within the car park will be converted into drop-off bays for visitors.

Waste Strategy

- 2.24 Due to the amends to the internal configuration of the proposed development, a revised Waste Strategy has been prepared by DAY Architectural. However, the waste storage requirements remain as previously approved and will be accommodated within the existing waste compound for the existing hospital:
- 3no. 1100 litre General Domestic Wheelie Bins
 - 2no. 1100 litre Cardboard Wheelie Bins
 - 2no. 770 litre Clinical Waste Bins

Plant Enclosure

- 2.25 As a result of the detailed design progress, to ensure the noise limits outlined in the NIA and associated condition on the original planning permission are complied with; acoustic mitigation to the roof level is required. This will be in the form of an acoustic fence / compound around the Air Source Heat Pumps and condensing units located centrally within the roof area.
- 2.26 The design detail of this enclosure is being finalised at the time of writing; however, to illustrate the 'worst-case' extent of the compound, the revised elevation drawings prepared by DAY Architects provides an indication of the scale of the plant enclosure on the roof. When this detail has been finalised, this will be shared with Manchester City Council for approval. It is highlighted that the plant enclosure will be set back from the edge of the roof, within the roof area. As such, visibility of this at ground level will be minimal to none.

Summary

- 2.27 As demonstrated above, whilst the size of the building has reduced resulting in subsequent amends to the internal layout of the building and slight external changes, the original design intent and quality previously approved is maintained.

3. Planning Appraisal

- 3.1 A detailed appraisal of the development against relevant planning policy considerations was undertaken in Section 6 of the original Planning Statement. This section provides an update to those aspects of that appraisal that are affected by the formal revisions to the design of the development. This includes an appraisal of the scheme against the relevant policies of the adopted Places for Everyone (PfE) Plan for Greater Manchester (March 2024) which now forms part of the Development Plan for Manchester and the subsequent Addendum to Manchester Core Strategy 2024.
- 3.2 **Table 3.1** provides an appraisal of the proposed development against the relevant policy themes.

Policy Theme	Appraisal
Principle of Development	<p>Notwithstanding the grant of planning permission for the original scheme which establishes the principle of development; paragraphs 6.1 – 6.11 of the original Planning Statement remain relevant in concluding that the principle of the proposed development at WCH is fully aligned with and entirely supportive of the vision for Manchester and the wider city region to be a City with an increased and sustainable healthy population. Particularly, development that makes more effective use of sites for community uses.</p> <p>This is in accordance with the vision and principles of the Core Strategy ('CS'), CS Policy EC2, Policy JP-P6 of PfE, and paragraph 127(b) of the National Planning Policy Framework ('NPPF').</p>
Design	<p>It has been demonstrated throughout this PSA and the accompanying DAS Addendum that the design intent achieved through the original proposals are maintained through the revised scheme.</p> <p>Paragraphs 6.23 – 6.45 of the original Planning Statement remain relevant. It is considered that the detailed architectural design of the revised proposals remains of a high quality that has been through a further detailed design process to ensure the desired design quality is achieved whilst maximising the functionality of the building.</p> <p>The comprehensive landscape scheme maintains and enhances the pleasing environment for staff, patients and visitors to enjoy, whilst enhancing the natural environment.</p> <p>Overall, the revised scheme continues to represent good design and accords with CS Policies DM1 and EN1, Policy JP-P1 of PfE and section 12 of the NPPF.</p>
Sustainability	<p>The Environmental Standards Statement ('ESS') prepared by Ridge, has been amended to reflect the revised scheme.</p> <p>This confirms that, as per the original scheme, the proposed development is targeting BREEAM 'Excellent', in accordance with</p>

Policy Theme	Appraisal
	<p>NHS sustainability brief. The energy strategy has followed a sequential approach adopting the Energy Hierarchy. A number of measures are to be implemented, including optimising the thermal performance of the building envelope beyond the minimum U value and air infiltration standards set out in Part L Volume 1 of the Building Regulations. Energy efficient building services systems will also be provided including, air source heat pumps, LED lighting, and low energy mechanical ventilation systems. In addition, as per the original scheme, the revised proposals retain the roof mounted photovoltaic (PV) solar panels providing 36Kwp.</p> <p>The ESS confirms through energy modelling that the proposed development show a betterment over the Building Regulations Part L2 baseline of around 6.59% (improving upon the 15% improvement required against 2010 Building Regulations, as required by CS Policy EN6).</p> <p>In addition, as outlined in the original Planning Statement, the NHS has a commitment to be fully net zero carbon by 2038.</p> <p>ESS concludes that the proposed development has maximised the opportunities for sustainable improvement and decarbonisation on the site compared to and within the constraints of the existing development and proposed end use.</p> <p>The proposed development is therefore compliant with relevant policies of the adopted Development Plan and NPPF (Section 14).</p>
Access and Transportation	<p>Curtins have prepared a Transport Statement Addendum which has assessed the revised scheme in relation to transport and highways matters.</p> <p>This confirms that, as a result of the change in services to be provided, when compared to the original scheme there is an increase in 5 patients per day, but no increase in staff.</p> <p>The net change in the number of vehicle trips generated by the revised scheme to the site when compared against the original scheme scenario has been assessed, and it is not considered that further analysis of the impact on the wider highway network is required.</p> <p>In addition, as per the Trust's previous commitment, following installation of Automatic Number Plate Recognition (ANPR) at the site later in 2024, there will be an increase in the length of free parking to 60 minutes. This will cater for the majority of the patients visiting the CDC facility.</p> <p>The Transport Statement Addendum confirms that the revised scheme accords with all relevant national and regional transport planning policies and guidance (CS Policy CC5 and T1; PfE policies JP-C1, JP-C6 and JP-C8; paragraphs 108, 114, 116 and 117 of the NPPF).</p>

Policy Theme	Appraisal
Ecology	<p>The Preliminary Ecological Appraisal prepared by RSK and approved under the original scheme remains changed – paragraphs 6.55 – 6.57 of the PSA remain the same.</p> <p>The revisions to the scheme have increased the area of the site available for landscaping and therefore biodiversity enhancements. As such, RSK have revised the Biodiversity Net Gain (BNG) metric and accompanying report. These are submitted with this S73 planning application and confirm that as a result of the proposed amendments, the proposed scheme provides a 16.4% net gain in biodiversity value of the site – an increase of 0.5% when compared to the original proposals.</p> <p>As per the original scheme, it has been clearly demonstrated that considerable effort has been made to ensure no net loss in biodiversity on-site and resulted in over 16% net gain in biodiversity value as a result of the proposed development. This is a considerable benefit and exceeds the requirements of local and national planning policy.</p>
Heritage	<p>Turley Heritage have reviewed the revised scheme and confirm that the changes do not impact on the heritage assessment previously submitted and approved under the original scheme.</p> <p>As such, the Heritage Statement remains as previously approved and paragraphs 6.60 – 6.63 of the original Planning Statement remain relevant. The proposed development therefore complies with CS Policies EN3 and DC18.1, Policy JP-P2 of PfE and paragraphs 200 and 203.</p>
Archaeology	<p>Salford Archaeology have reviewed the revised scheme and confirm that the changes do not impact on the Archaeological Desk Based Assessment previously prepared and approved under the original scheme.</p> <p>As such, the Archaeological Desk Based Assessment remains as previously approved and paragraphs 6.64 – 6.67 of the original Planning Statement remain relevant. The proposed development therefore complies with CS policy EN3, Policy JP-P2 of PfE and paragraph 200 of the NPPF.</p>
Air Quality	<p>The Air Quality Assessment prepared by Miller Goodall has been updated to reflect the revised trip generations resulting from the amended scheme. However, as per the original assessment, the proposed development is not expected to have a significant impact on air quality and therefore satisfies CS Policy EN16, Policy JP-S5 of PfE and paragraph 192 of the NPPF.</p>
Noise	<p>The Noise Impact Assessment (NIA) prepared by DbX acoustics has been updated to reflect the revised scheme. However, as the proposals in relation to noise generating uses i.e., the use of Air Source Heat Pumps and condensing units on the roof of the</p>

Policy Theme	Appraisal
	<p>building, remain as per the original proposals; the conclusions of the NIA remain as previous. As such, noise should not be considered a limiting factor in granting planning permission.</p> <p>As a result of the detailed design progress, to ensure the noise limits outlined in the NIA and associated condition on the original planning permission are complied with; acoustic mitigation to the roof level is required. This will be in the form of an acoustic fence / compound around the Air Source Heat Pumps and condensing units. The design detail of this enclosure is being finalised at the time of writing; however, to illustrate the 'worst-case' extent of the compound, the revised elevation drawings prepared by DAY Architects provides an indication of the scale of the plant enclosure on the roof. When this detail has been finalised, this will be shared with Manchester City Council for approval. It is highlighted that the plant enclosure will be set back from the edge of the roof, within the roof area. As such, visibility of this at ground level will be minimal – none.</p> <p>The proposed development therefore complies with CS Policy DM1 and paragraph 180 of the NPPF.</p>
Flood Risk and Drainage	<p>The Flood Risk Assessment and Surface Water Management Plan prepared by CCS Consulting have been updated to reflect the revised scheme; however, their conclusions remain unchanged confirming no flood risk or drainage issues from the proposed development.</p> <p>In addition, the proposed drainage scheme has been updated to reflect the revised scheme and provide the detail required by condition 11 of the original planning permission. As such, this S73 application seeks to amend the wording of condition 11 to compliance with this revised drainage plan (drawing no. 22182-CCS-WCH006-XX-DR-5-93000 T1).</p> <p>The proposed development is therefore in accordance with CS Policies EN4 and EN14, Policy JP-S4 of PfE and paragraphs 165, 173 and 175 of the NPPF.</p>
Ground Conditions	<p>A Preliminary Risk Assessment 'PRA' was prepared by Groundtech Consulting Ltd and submitted as part of the original application. This remains unchanged and therefore paragraph 6.78 of the original Planning Statement remains the same.</p> <p>The further investigation work recommended within the PRA was undertaken and is summarised within the 'Geo-Environmental Appraisal' (September 2023) submitted with this Section 73 application. This confirms:</p> <ul style="list-style-type: none"> • Made ground has been encountered to depths of between 1.3m and 3.0m bgl across the site. No visual or olfactory evidence of contamination was noted during the ground investigation.

Policy Theme	Appraisal
	<ul style="list-style-type: none"> • No elevated levels of metals, PAHs or PCBs were recorded based off the Made Ground samples tested. • Areas of soft landscaping are set to be included as part of the proposed development. Due to asbestos encountered, a clean cover system should be placed consisting of a minimum 600mm of clean soil inclusive of 150mm of topsoil to act as a growing medium. • No evidence of mobile contamination was noted during the ground investigation. The risk from vapours is therefore considered to be Low. • Gas monitoring visits classify the site as CS2 due to the elevated GSV calculated for carbon dioxide and basic gas protection measures will need to be adopted. The risk is considered to be Moderate with respect to ground gases. • No mobile contamination was encountered during the ground investigation and no watercourses are present within 250m of the site. The risk to controlled water is therefore Low. • The soils beneath the site have been classified as being Non-Hazardous for waste disposal purposes. <p>In order to inform the next stages of construction phase, the appraisal suggests further work to be carried out including detailed foundation design and tree survey (already been undertaken).</p> <p>As such, the proposed development is therefore in compliance with CS Policy EN18 and paragraphs 189 – 191 of the NPPF.</p>

Conclusion on Policy Considerations

- 3.3 As per the original Planning Statement, this Section has demonstrated that the principle of development is acceptable and supports the wider strategic aim of the national CDC programme. The design of the scheme has been informed by environmental and land use considerations, in particular impacts on the existing hospital buildings and the location within a primarily residential area.
- 3.4 Overall, the assessment finds the proposed development to be in full accordance with the relevant policies of the Development Plan and supported by a number of relevant other policy considerations, including the NPPF.

4. Summary and Conclusions

- 4.1 This PSA has been prepared on behalf of MFT to support amendments to planning permission 137537/FO/2023 which relate to the development of a Community Diagnostics Centre ('CDC') at Withington Community Hospital.
- 4.2 The proposed amendments detailed within this PSA and accompanying documents are necessary to ensure that MFT fulfil the aims set out in the business case in delivering a CDC hub at Withington Community Hospital and to meet NHS England's definition of a CDC. These proposed amendments followed a review undertaken by MFT of the proposed diagnostic services that could be delivered in a more cost-effective manner, whilst still maintaining the CDC service model.
- 4.3 As such, the CDC building has been reconfigured and reduced in size to accommodate alternative much-needed diagnostic facilities. To accommodate these alternative services, the main amendment to the building is its reduction in size / footprint. A number of subsequent smaller amendments, reflective of the smaller building, therefore arise, including the increase to the area of landscaping and slight reconfiguration of elevations. However, these amendments are considered minor when seen in the context of the proposed development as a whole, and maintain the overall design intent and quality approved through the original scheme.
- 4.4 As demonstrated in Section 3, the proposed changes are consistent with the relevant policies in the adopted Manchester Core Strategy, Places for Everyone Plan for Greater Manchester and the National Planning Policy Framework.
- 4.5 The strategic case for the proposed development, as summarised in Section 2 and in the original Planning Statement remains and confirms a number of benefits resulting from the proposals which both individually and cumulatively, carry substantial weight in the favour of the proposed development in the overall planning balance.
- 4.6 Ultimately, the CDC hub at Withington Community Hospital and diagnostics services proposed still achieves the principal aims of the CDC programme and remains to be of both local and national importance. The CDC hub at Withington Hospital presents an opportunity to deliver diagnostic services in the heart of the local community, providing more person-centred care, reducing health inequalities, and addressing unwarranted variation in care.
- 4.7 The planning balance clearly falls in favour of the grant of planning permission: a decision to grant planning permission would be in accordance with the development plan, and material considerations do not weigh against this, rather as a whole they convey considerable further support.
- 4.8 Therefore, in accordance with paragraph 11(c) of the NPPF, the City Council should approve the application without delay.

Appendix 1: List of updated application drawings and documents

Technical Documents

Approved Document	Revised Document
Planning Statement, prepared by Turley	Supplemented by Planning Statement Addendum, prepared by Turley
Design and Access Statement, prepared by DAY Architectural Ltd Ref: Rev I (dated 4 July 2023)	Supplemented by Design and Access Statement Addendum, prepared by DAY Architectural Ltd
Blue and Green Infrastructure Strategy, prepared by Square Yard Ref: First Issue (dated 21 June 2023)	Blue and Green Infrastructure Strategy, prepared by Square Yard Ref: First Issue (dated 17 April 2024)
Statement of Community Engagement, prepared by Turley Strategic Communications	N/A – as per version approved under Original Permission.
Transport Assessment, prepared by Curtins Ref: 83266-CUR-XX-XX-T-TP-00001 P03	Supplemented by Transport Statement Addendum, prepared by Curtins
Travel Plan Addendum, prepared by Curtins Ref: 83266-CUR-XX-XX-T-TP-00002 Revision: P04	N/A – as per version approved under Original Permission.
Preliminary Ecological Appraisal Report, prepared by RSK BioCensus Ref: 2485005 Rev 01 (dated June 2023)	N/A – as per version approved under Original Permission.
Biodiversity Baseline Assessment, prepared by RSK BioCensus Ref: 2485005 Rev 6	Biodiversity Net Gain Design Stage Report, prepared by RSK BioCensus Ref: 2486881
The Biodiversity Metric 4.0 – Calculation Tool, prepared by RSK BioCensus	Withington CDC – Biodiversity Metric 4.0 Calculation Tool, prepared by RSK BioCensus
Stage 1 and 2 Arboricultural Impact Assessment Report, prepared by RSK BioCensus Ref: 2485237 Rev 2	Stage 3 Arboricultural Method Statement, prepared by RSK BioCensus Ref: 2485237 Rev 0
Heritage Statement, prepared by Turley Heritage	N/A – as per version approved under Original Permission.
Noise and Vibration Impact Assessment, prepared by dBx Acoustics Ltd Ref: 23046-R01A-SW (dated 18 June 2023)	Noise Impact Assessment, prepared by dBx Acoustics Ltd Ref: 23046-R01B-SW
Air Quality Assessment, prepared by Miller Goodall Ref: 103047 (dated 30 June 2023)	Air Quality Assessment, prepared by Miller Goodall

Approved Document	Revised Document
	Ref: 103047V3 (dated 14 June 2024)
Overheating Study and Ventilation Strategy	Energy Strategy, prepared by Hoare Lea Ref: Revision P01 (dated 13 May 2024)
	Thermal Comfort Assessment, prepared by Hoare Lea Ref: Revision P02 (dated 02 May 2024)
Low and Zero Carbon Technology Report, prepared by Steven Hunt Ref: 3841 (dated 20 January 2023)	Low and Zero Carbon Feasibility Study, prepared by Hoare Lea Ref: Revision P01
Archaeological Desk-based Assessment, prepared by Salford Archaeology Ref: V1 (dated 16 June 2023)	N/A – as per version approved under Original Permission.
Crime Impact Statement, prepared by Greater Manchester Police (Secured by Design) Ref: 2005/2091/CIS/01 (dated 7 August 2023)	Crime Impact Statement, prepared by Greater Manchester Police (Secured by Design) Ref: 2005/2091/CIS/02 (dated June 2024)
Environmental Standards Statement, prepared by Ridge Ref: dated 4 July 2023	Environmental Standards Statement, prepared by Ridge Ref: dated 28 May 2024
BREEAM Pre-Assessment Report, prepared by Ridge Ref: dated 16 January 2023	BREEAM Pre-Assessment Report, prepared by Ridge Ref: dated 24 May 2024
Flood Risk Assessment, prepared by CSS Consulting Limited Ref: Rev A (dated March 2023)	Flood Risk Assessment, prepared by CSS Consulting Limited Ref: Rev B (dated 26 April 2024)
Surface Water Management Report, prepared by CSS Consulting Limited Ref: Rev A (dated January 2023)	Surface Water Management Report, prepared by CSS Consulting Limited Ref: Rev C (dated 26 April 2024)
Preliminary Risk Assessment, prepared by Groundtech Consulting Ref: GRO23019-4177 (dated 16 June 2023)	N/A – as per version approved under Original Permission.
Construction Phase Environmental Management Plan, prepared by BAM Ref: Rev 01 (dated 22 June 2023)	N/A – as per version approved under Original Permission and more detailed version produced to discharge condition 3 of Original Permission (application pending determination).
Waste Strategy Report, prepared by DAY Architectural Limited Ref: Rev B (dated June 2023)	Waste Strategy Report, prepared by DAY Architectural Limited Ref: Rev E (dated April 2024)

Approved Document	Revised Document
Fire Strategy, prepared by OFR Ref: R02 (dated 5 June 2023)	Fire Strategy, prepared by OFR Ref: R05 (dated 30 April 2024)

Drawing List

Approved Drawing	Revised Drawing
DAY Architectural Limited	
Existing Location & Site Plan Ref: DAY-V1-00-DR-A-040001 REV P7	N/A – as per version approved under Original Permission.
Proposed Location and Site Plan Ref: DAY-V1-00-DR-A-040005 REV P9	Proposed Location and Site Plan Ref: DAY-V1-00-DR-A-040005 REV P10
Proposed Ground Floor Plan Ref: DAY-V1-00-DR-A-040004 REV P5	Proposed Ground Floor Plan Ref: DAY-V1-00-DR-A-040004 REV P5
Proposed First Floor Plan Ref: DAY-V1-00-DR-A-040101 REV P5	Proposed First Floor Plan Ref: DAY-V1-00-DR-A-040101 REV P5
Proposed Roof Plan Ref: DAY-V1-00-DR-A-040201 REV P5	Proposed Roof Plan Ref: DAY-V1-00-DR-A-040201 REV P5
Existing Elevations North and East Ref: DAY-V1-00-DR-A-041005 REV P4	N/A – as per version approved under Original Permission.
Existing Elevations South and West Ref: DAY-V1-00-DR-A-041004 REV P4	N/A – as per version approved under Original Permission.
Proposed Elevation North and East Ref: DAY-V1-00-DR-A-041002 REV P4	Proposed Elevation North and East Ref: DAY-V1-00-DR-A-041002 REV P7
Proposed Elevation South and West Ref: DAY-V1-00-DR-A-041003 REV P4	Proposed Elevation South and West Ref: DAY-V1-00-DR-A-041003 REV P7
Proposed Sections Ref: DAY-V1-00-DR-A-042001 REV P4	Proposed Sections Ref: DAY-V1-00-DR-A-042001 REV P5
Proposed Waste Management Plan and Compound Alterations Ref: DAY-V1-00-DR-A-040006 P3	Proposed Waste Management Plan and Compound Alterations Ref: DAY-V1-00-DR-A-040006 P4
Square Yard (Landscape)	
Site Wide General Arrangement Ref: 2301-SQU-XX-00-DR-L-001 REV P7	Site Wide General Arrangement Ref: 22182-Y2D-WCH006-00-XX-L-00900 P11
Site Sections Ref : 2301-SQU-XX-00-DR-L-200-SITE SECTIONS REV P1	Landscape Sections Ref: 22182-Y2D-WCH006-XX-XX-L-00910 P02
CCS Consulting Limited (Drainage)	
Proposed Below Ground Drainage Layout Ref: 22182 CCS WCH006 XX DR S 93100 P.04	Proposed Below Ground Drainage Layout Ref: 22182 CCS WCH006 XX DR S 93000 T1

Appendix 2: Proposed amended wording to conditions

Condition Number	Summary	Wording (proposed amendments in red)
2	Approved Plans	<p>The development hereby approved shall be carried out in accordance with the following drawings and documents:</p> <p>Surface Water Network/Management Calculations prepared by micro drainage;</p> <p>Proposed below ground drainage layout reference 22182 CCS WCH006 XX DR S 93100 P.05 as received by the City Council on the 28th November 2023 P.04</p> <p>Proposed Ground Floor Plan DAY-V1-00-DR-A-040004 REV P5</p> <p>Proposed Location and Site Plan DAY-V1-00-DR-A-040005 REV P9 P10</p> <p>Proposed First Floor Plan DAY-V1-00-DR-A-040101 REV P5</p> <p>Proposed Roof Plan DAY-V1-00-DR-A-040201 REV P5</p> <p>Site Wide General Arrangement 2301-SQU-XX-00-DR-L-001 REV P7</p> <p>Noise and Vibration Impact Assessment dBx Acoustics Ltd 23046-R01A-SW</p> <p>Stage 1 and 2 Arboricultural Impact Assessment Report reference 2485237 Rev 2 Rev 0</p> <p>Biodiversity Baseline Assessment 2485005 Rev 06 2486881 & Metric 1342-22-DAY-WCHCDC-DAY-V1-00-DR-A-040006 Rev P3</p> <p>Proposed Waste Management Plan and Compound Alterations together with the Waste Strategy Report June 2023 (received on the 12th July 2023) Rev E (dated April 2024)</p> <p>Transport Assessment and 83266-CUR-XX-XX-T-TP-00003-P02 Curtins Framework Travel Plan (received on the 12th July 2023) together with the Travel Plan addendum ref 83266-CUR-XX-XX-T-TP-00002 Revision: P04 prepared by Curtins; Supplemented by Technical Note, prepared by Curtins</p> <p>All as received by the City Council on the 7th November 2023</p> <p>Crime Impact Statement Greater Manchester Police (Secured by Design) as received by the City Council on the 23rd August 2023</p>

Proposed Elevation North and East DAY-V1-00-DR-A-041002 [REV P4-REV P7](#)
Proposed Elevation South and West DAY-V1-00-DR-A-041003 [REV P4-REV P7](#)
Proposed Sections DAY-V1-00-DR-A-042001 [REV P4-REV P5](#)
~~Site Sections 2301-SQU-XX-00-DR-L-200-SITE SECTIONS-REV P1~~ [Landscape Sections 22182-Y2D-WCH006-XX-XX-L-00910 P02](#)
Preliminary Risk Assessment prepared by Groundtech Consulting reference GRO23019-4177
Design and Access Statement DAY Architectural Ltd
Environmental Standards Statement Ridge
Preliminary Ecological Appraisal Report RSK BioCensus 2485005 Rev01 June 2023
Air Quality Assessment Miller Goodall
Environmental Standards Statement Ridge
BREEAM Pre-Assessment Report Ridge
Construction Phase Environmental Management Plan prepared by BAM
Flood Risk Assessment CSS Consulting Limited
[All as received on the 12 July 2023](#)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy

5	Trees	<p>Prior to the commencement of development, an Arboricultural Method Statement that details the exact location and nature of protective fencing, tree pruning, signage, timings and methods of works and other protection measures around trees to be retained as part of the development, shall be submitted to and approved in writing by the City Council as local planning authority. The approved measures shall be installed and retained at the site in accordance with the agreed details</p> <p>The proposed development should be carried out in accordance with the Arboricultural Method Statement as approved under discharge of conditions application ref. CDN/24/0098.</p>
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Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

11	Surface Water Drainage Scheme	<p>Notwithstanding the details submitted, prior to commencement of development an updated scheme for surface water drainage works in accordance with NonStatutory 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:</p> <ul style="list-style-type: none"> 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; <p>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.</p> <p>The development shall be carried out in accordance with the surface water drainage scheme on drawing reference (ref. Rev C dated 26 April 2024) and Proposed Below Ground Drainage Layout (ref. 22182-CCS-WCH006-XX-DR-S-93000 T1) approved in writing by the Local Planning Authority on the [add date].</p> <p>Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Manchester Core Strategy</p>
12	External Materials	<p>Prior to the commencement of above ground development, all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development. The approved materials shall then be implemented as part of the development.</p> <p>Above ground construction works shall not commence until samples and specifications of all materials to be used in the external elevations and hard landscaping around the buildings as detailed on the approved drawings have been submitted to and approved in</p>

		<u>writing by the City Council as local planning authority. Thereafter, the development shall be carried out in accordance with those details.</u>
17	Bicycle Parking	<p>No part of the development hereby approved shall be occupied until the space and facilities for bicycle parking have been provided in accordance with the details shown on drawings referenced DAY-WCHCDC-DAY-V1-00-DR-A-040005 <u>Rev P9 Rev P10 received by the City Council as Local Planning Authority on the 7th November 2023</u>. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.</p> <p>Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy</p>
18	Car Parking	<p>The car parking area within the site edged red indicated on drawing reference DAY-V1-00-DR-A-040005 <u>REV P9 Rev P10</u> 'Proposed Location and Site Plan' <u>received by the City Council as Local Planning Authority on 7th November 2023</u> shall be surfaced, demarcated and made available for use prior to the first use of the development hereby approved and be retained thereafter whilst the development is in use.</p> <p>Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.</p>
19	Noise	<p>(a) Any externally mounted ancillary plant, equipment and servicing to be installed shall be selected and/or acoustically treated in accordance with the approved Noise Impact Assessment prepared by dbx acoustics reference <u>23046-R01A-SW as received by the City Council as local planning authority on the 7th November 2023</u> <u>23046-R01B-SW</u> 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, including any necessary mitigation, 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.</p> <p>Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.</p> <p>(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</p>

		<p>non - conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.</p> <p>Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.</p>
25	Waste Management	<p>The development hereby approved shall be implemented in accordance with the waste management details provided on the submitted waste management plan and drawing referenced DAY-WCHCDC-DAY-V1-00-DR-A-040006 Rev P3, received by the City Council, as Local Planning Authority on the 7th November 2023 Rev P4. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.</p> <p>Reason - In the interests of amenity and public health, pursuant to policies EN19, DM1 and SP1 of the Manchester Core Strategy</p>
28	Surface Car Parking	<p>Prior to the first use of the development hereby approved the surface car parking as identified within the defined site edged red and blue shown on drawing reference DAY-V1-00-DR-A-040005 REV P9 REV P10 'Proposed Location and Site Plan' received by the City Council as local planning authority on the 7th November 2023 shall be made available free of charge to staff and those attending the site for a minimum period of 60 minutes per day.</p> <p>Reason - In the interests of the amenity of nearby residents pursuant to policy DM1 of the Core Strategy.</p>

Turley Office
Manchester

T 0161 233 7676