

28 June 2024

Delivered via Planning Portal

Robert Griffin
Manchester City Council
Planning Department
PO 532
Town Hall
Manchester
M60 2LA

Dear Rob,

APPLICATION UNDER SECTION 73 OF TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – VARIATION OF PLANNING PERMISSION REF. 137537/FO/2023, WITHINGTON COMMUNITY HOSPITAL NELL LANE MANCHESTER M20 2LR

Further to our recent discussions regarding the above and on behalf of Manchester University NHS Foundation Trust ('MFT' or 'the Applicant'), we are pleased to enclose an application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary planning permission 137537/FO/2023 on the above site.

The application has been submitted via the Planning Portal (ref. PP-13092249) and the requisite application fee of £293.00 has been paid online.

The application is supported by a suite of technical and architectural material which are listed in **Appendix 1**.

Background

Manchester City Council ('MCC') granted full planning permission for the erection of a two-storey building comprising a Community Diagnostics Centre ('CDC') (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) (hereby referred to as 'the Original Permission').

Condition 3 (in part) and 5 of the Original Permission were discharged on 13th February 2024 to enable the site clearance work (ref. CDN/24/0098).

Following the approval of the Original Permission, MFT appointed a main contractor to develop and deliver the design and construction of the new facility. A semi-market-tested cost suggests an increase in cost primarily due to the rising inflation, construction market conditions and changes in Building Regulations. In light of the above, MFT undertook a review of the proposed diagnostic services that could be delivered in a more cost-effective manner.

In order 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

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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.

As such, the CDC building has been reconfigured and reduced in size to accommodate alternative much-needed diagnostic facilities. Therefore, in order to accommodate these changes, a number of amendments to the building are proposed and these are explained further within the accompanying **Design and Access Statement (DAS) Addendum** (prepared by DAY Architectural) and **Planning Statement Addendum** (prepared by Turley).

These proposed amendments are submitted pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended).

Planning Conditions

In order to secure the proposed design amendments, this application proposes to revise the wording of the following conditions attached to the Original Permission:

- Condition 2 (Approved Plans) – wording to be amended to refer to the revised drawings and documents. **Appendix 1** of this letter provides a schedule of the approved and revised drawings and documents.
- Condition 5 (Trees) – wording to be amended to refer to the approved discharge of conditions application (ref. CDN/24/0098).
- Condition 11 (Surface Water Drainage Scheme) – wording to be amended to refer to the revised drainage scheme (ref. Rev C dated 26 April 2024) and Proposed Below Ground Drainage Layout (ref. 22182-CCS-WCH006-XX-DR-S-93000 T1).
- Condition 12 (External Materials) – wording to be amended for the requirements to be proportionate to the scale and design of the proposed development, as agreed with Manchester City Council on 27 June 2024.
- Condition 17 (Bicycle Parking) - wording to be amended to refer to the revised site layout plan (ref. DAY-WCHCDC-DAY-V1-00-DR-A-040005 Rev P10).
- Condition 18 (Car Parking) - wording to be amended to refer to the revised site layout plan (ref. DAY-WCHCDC-DAY-V1-00-DR-A-040005 Rev P10).
- Condition 19 (Noise) - wording to be amended to refer to the revised Noise Impact Assessment (ref. 23046-R01B-SW).
- Condition 25 (Waste Management) - wording to be amended to refer to the revised waste management plan (ref. DAY-WCHCDC-DAY-V1-00-DR-A-040006 Rev P4).
- Condition 28 (Surface Car Parking) - wording to be amended to refer to the revised site layout plan (ref. DAY-V1-00-DR-A-040005 REV P10).

A schedule of the revised working to the above conditions is provided at Appendix 2 to this covering letter.

Summary

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the minor material amendment. However, should you require any further information, please do 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 fluid and cursive, with the first letter 'M' being particularly large and stylized.

Melissa Lee Wing Tung
Assistant Planner

melissa.leewingtung@turley.co.uk

Appendix 1: Document & Drawing Schedule

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 Ref: 103047V3 (dated 14 June 2024)
Overheating Study and Ventilation Strategy	Energy Strategy, prepared by Hoare Lea Ref: Revision P01 (dated 13 May 2024)

Approved Document	Revised Document
	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/01 (dated 28 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)
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: Schedule of Conditions – proposed amended wording

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 <u>P.04</u></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 <u>P10</u></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 <u>Rev 0</u></p> <p>Biodiversity Baseline Assessment 2485005 Rev 06 <u>2486881</u> & 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) <u>Rev E (dated April 2024)</u></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; <u>Supplemented by Technical Note, prepared by Curtins</u></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> <p>Proposed Elevation North and East DAY-V1-00-DR-A-041002 REV P4 <u>REV P7</u></p> <p>Proposed Elevation South and West DAY-V1-00-DR-A-041003 REV P4 <u>REV P7</u></p>

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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><u>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.</u></p> <p>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.</p>
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;~~

~~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 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].~~

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

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.</p> <p>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 writing by the City Council as local planning authority. Thereafter, the development shall be carried out in accordance with those details.</p>
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 Rev P9 Rev P10 received by the City Council as Local Planning Authority on the 7th November 2023. 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 REV P9 Rev P10 'Proposed Location and Site Plan' received by the City Council as Local Planning Authority on 7th November 2023 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>

		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.
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 23046-R01A-SW as received by the City Council as local planning authority on the 7th November 2023 <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 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 <u>Rev P4</u>. 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>