



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

19 July 2024

Dear Steve,

VARIATION OF CONDITIONS 3 (SPECIFIED PLANS), 9 (LANDSCAPING), 12 (DRAINAGE), 14 (GROUND CONDITIONS) AND 23 (CYCLE PARKING) ATTACHED TO PLANNING PERMISSION REFERENCED 128563/FO/2020 TO ALLOW CHANGES TO THE BUILDING FOOTPRINT AND DESIGN, MINOR LANDSCAPING CHANGES, REROUTING OF DRAINAGE AND ALTERATIONS TO THE TIMESCALE FOR THE SUBMISSION OF INFORMATION RELATING TO GROUND CONDITIONS.

DISCHARGE OF CONDITIONS NO. 14, 15, 17a AND 25 OF 132567/JO/2021

Please find enclosed a submission to discharge Conditions No. 14, 15, 17a and 25 of 132567/JO/2021 in relation to the development at North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB.

Condition 14 reads as follows:

“The development hereby approved shall be implemented in accordance with the submitted Phase 1 PRA by Curtins (Ref: NMGNPH-CUR-VV-XX-RP-C-0001, dated March 2020 and received by the City Council as Local Planning Authority on 10 November 2020 and the Phase II Ground Investigation Report (Ref: NMGNPH-CURVV-XX-RP-C-0002 - Rev P01) dated 1 December 2020 and received by the City Council as Local Planning Authority on 11 December 2020.

Prior to occupation of the building hereby approved, details of any waste transfer notes shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall then be carried out in accordance with the approved details.”

The following information has been submitted in support of the full discharge of Condition 14:

- Condition 14 - Ground Investigation Letter

This letter confirms that no unexpected contamination was identified during the groundworks or construction works. Furthermore, no unexpected contamination was identified during visits that

were undertaken between 17th January and 17th March 2023 to inspect foundation formation levels and provide a watching brief. In addition, Waste Transfer and Consignment notes have been enclosed, outlining the materials that were removed from the site. Therefore, this letter is sufficient to discharge Condition 14 in full.

Condition 15 reads as follows:

“When the development commences, the development shall be carried out in accordance with the previously agreed Phase 2 Ground Investigation (Ref: NMGNPH- CUR-VV-XX-RP-C-0002-P01_Phase 2_New Park House). Following completion of the development, a verification report shall be submitted to confirm no contamination was found, which shall be submitted and approved in writing by the City Council as Local Planning Authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.”

The following information has been submitted in support of the full discharge of Condition 15:

- Condition 15 – Site Remediation Letter

This letter confirms that no unexpected contamination was identified during the groundworks or construction works. Furthermore, no unexpected contamination was identified during visits that were undertaken between 17th January and 17th March 2023 to inspect foundation formation levels and provide a watching brief. Therefore, this letter satisfies the requirements for the discharge of Condition 15 in full.

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 first part of this condition requires details of the plant and servicing equipment to be submitted in order to demonstrate that it meets the noise threshold identified in the wording of this condition.

Therefore, the following information has been submitted to support the discharge of the first part of Condition 17:

- 1028427-CDL-XX-XX-T-AS-45002 P02 - Planning Condition 17 Plant Noise Impact Assessment

This document presents a design stage noise impact assessment for the new external plant items associated with the development and thus, is sufficient to discharge the first part of Condition 17.

Condition 25 reads as follows:

“Prior to first occupation of the development hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

The following information has been submitted in support of the full discharge of Condition 25:

- Landscape/Habitat Management and Maintenance Plan

This document outlines the establishment and maintenance of the landscape works across the site for a period of five years following the completion of development. In addition, it provides a Habitat Management Guide for a period of 20 years. The aim of the Landscape/Habitat Management and Maintenance Plan is to facilitate a biodiversity net gain on site comparatively to the baseline prior to the development, through creation of habitats of a higher biodiversity value. Therefore, the document above should prove sufficient to discharge Condition 25 in full.

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. 14, 15 and 25 in full and the first 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
2. NMGNPH-CUR-VV-XX-RP-C-0003-P04 Condition 14 - Ground Investigation
3. NMGNPH-CUR-VV-XX-RP-C-0004-P04 Condition 15 - Site Remediation



4. 1028427-CDL-XX-XX-T-AS-45002 P02 - Planning Condition 17 Plant Noise Impact Assessment
5. North View Landscape/Habitat Management and Maintenance Plan P04