

17 June 2024

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

FAO David Lawless

Dear David,

**Christie Hospital, Manchester – Application for Full Discharge of Conditions 5 and 6 of Planning Permission
Ref: 136095/FO/2023**

Please find enclosed an application for the full discharge of Condition 5 (Plant Acoustic Verification) and Condition 6 (Remediation Strategy), attached to Planning Permission Ref: 136095/FO/2023 in relation to the extension to the Christie Hospital at Oak Road, Withington, Manchester. The Applicant is The Christie NHS Foundation Trust.

Background

Full Planning Permission was granted on 18 April 2023 (Ref. 136095/FO/2023) for the following description of development:

“Erection of a four storey extension to provide two new staircases and two new bed lifts, with associated elevational alterations to the adjoining hospital, additional rooftop plant and screening, landscaping and associated works”

Construction has since progressed on-site with a targeted completion date in Q3 2024.

Condition Discharge

This section sets out the relevant conditions and documents that are submitted in support of the application for the full discharge of Conditions 5 (Plant Acoustic Verification) and Condition 6 (Remediation Strategy) of Planning Permission Ref. 136095/FO/2023.

Condition 5 (Plant Acoustic Verification)

The wording of Condition 5 is as follows:

“5) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the Acoustic Planning Report (revision 00), stamped as received on 30 January 2023.

b) Prior to the operation of the scheme a 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 nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.”

To support the full discharge of Condition 5, please find enclosed an Acoustics Planning Condition Discharge Report Document, prepared by Hoare Lea, which is submitted against part b) of Condition 5. The Report concludes that the rating levels from the proposed external plant equipment are calculated to achieve the noise limits as required by Condition 5b at all receptors.

The information submitted in support of this application is therefore considered suitable to enable the full discharge of Condition 5.

Condition 6 (Remediation Strategy)

The wording of Condition 6 is as follows:

“6) a) Before the development hereby approved commences, an updated Site Investigation and Risk Assessment Report, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site, shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the agreed Remediation Strategy and a Completion/Verification Report shall be submitted to 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.”

Part a) of Condition 6 was discharged on 24 July 2023 under application ref. CDN/23/0375. To support the full discharge of Condition 6, please find enclosed a Completion Report, prepared by GRM, which is submitted against part b of the condition. The report encloses a statement from Pier Construction which confirms there was no contamination found during all excavation and disposal works on the Site. The information submitted as part of this application is therefore considered suitable to enable the full discharge of Condition 6.

Summary

Table 1 below summarises the information submitted in support of this application.

Table 1: Supporting Documents

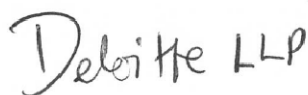
Condition		Partial or Full Discharge	Documents Submitted
5	Plant Acoustic Verification	Full discharge	Acoustics planning condition discharge report document, prepared by Hoare Lea
6	Remediation Strategy	Full discharge	Completion Report, prepared by GRM

The Application has been submitted through the Planning Portal under application Ref.PP-13046028.

A fee has been paid to Manchester City Council for £145, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's written agreement that the enclosed information is sufficient to allow the full discharge of Conditions 5b and 6b as outlined above.

If you require any further details, please do not hesitate to contact Jennifer Chatfield (jchatfield@deloitte.co.uk / 0161 455 8084) or Jasmine Sandhu (0113 341 6838 / jasminesandhu@deloitte.co.uk).

Yours sincerely



Deloitte LLP

Enc.