

MANCHESTER CITY COUNCIL

PLANNING AND HIGHWAYS

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

**on planning applications to be considered by
the Planning and Highways Committee**

at its meeting on 14 December 2023

This document contains a summary of any objections or other relevant representations received since the preparation of the published agenda. Where possible, it will also contain the Director of Planning, Building Control & Licensing's own brief comment.

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 14 December 2023

Item No. 9

Application Number 137537/FO/2023

Ward Didsbury West Ward

Description and Address

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.

Withington Community Hospital, Nell Lane, Manchester M20 2LR

1. Director of Planning

For clarification purposes, the current parking at the wider hospital site provides 440 car parking spaces. As a result of the development this would reduce to 427 spaces, this is a result of the reconfiguration and provision of 6 additional accessible spaces and a drop off area adjacent to the proposed building.

A further condition is required to ensure that suitable highways infrastructure is installed to the amended pedestrian access to the site from Burton Road to protect this from pavement parking in the form of an additional safety barrier.

Proposed additional condition:

Prior to the first occupation of the development hereby approved, details of a scheme for off-site highway works to facilitate the amended pedestrian access to the site from Burton Road, together with a timescale for their implementation, shall be submitted to and agreed in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

In addition, amendments are required to proposed conditions 17 (cycle parking) and 25 (waste management) to refer to corrected drawing references.

17) 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 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.

25) 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. 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.

The Director of Planning recommendation remains to **APPROVE** the application proposals.