

09 February 2024

Delivered via Planning Portal

Robert Griffin
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Robert

DISCHARGE OF CONDITIONS 3 (PART DISCHARGE) AND 5 PURSANT TO PLANNING PERMISSION (REF. 137537/FO/2023): WITHINGTON COMMUNITY HOSPITAL, NELL LANE, MANCHESTER, M20 2LR

On behalf of Manchester University NHS Foundation ('the Applicant'), we are pleased to enclose an application to part-discharge condition 3 (Construction Environmental Management Plan ('CEMP')) and fully discharge condition 5 (Arboricultural Method Statement) pursuant to planning permission (ref. 137537/FO/2023) at the above site.

The application is submitted via the Planning Portal (ref. PP-12782665) and comprises the covering letter, application forms and electronic copies of the documents listed below:

- For condition 3
 - Construction Environmental Management Plan ('CEMP'), prepared by BAM Construction;
 - Enabling Works- Tree Removal/ Shrubbery (dwg ref. CDC-E-01), prepared by BAM Construction;
 - Enabling works methodology, prepared by BAM Construction.
- For condition 5
 - Stage 3 Arboricultural Method Statement (doc ref. 2485237), prepared by RSK Biocensus Ltd.

The requisite application fee of £209 has been paid online via the Planning Portal.

Background

Manchester City Council ('MCC') granted full planning permission for the 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 at Withington Community Hospital on 15th December 2023 (ref. 137537/FO/2023).

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This application seeks to part-discharge condition 3 of the aforementioned planning permission, in so far as the CEMP relates to site clearance works only. A further submission will be made to fully discharge condition 3 in relation to the construction work required to commence the development of the approved scheme. Whilst technically these conditions do not need to be discharged prior to the commencement of site clearance works, as these works sit outside of what comprises 'development'; the Applicant is aware of the public interest in the site and therefore providing this information to confirm how works will be managed on-site. A summary of the submitted information is provided below.

Condition 3 (CEMP)

Condition 3 states:

"Notwithstanding the approved details, prior to the commencement of development, an updated construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt shall include:

- Phasing and quantification / classification of vehicular activity associated with planned construction*
- Commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routing both within the site and on the adjacent highway together with associated traffic management;*
- Appropriate measures to manage construction works which are likely to take place alongside usual hospital operations;*
- Details of the parking for construction vehicles and associated contractor parking.*

The development shall only be carried out in accordance with the approved construction management plan."

The following materials have been submitted to seek to discharge Condition 3 partially on site clearance:

- Construction Environmental Management Plan ('CEMP'), prepared by BAM Construction;
- Enabling Works- Tree Removal/ Shrubbery (dwg ref. CDC-E-01), prepared by BAM Construction;
- Enabling works methodology, prepared by BAM Construction

The enclosed Construction Environmental Management Plan ('CEMP'), prepared by BAM Construction, provides an overview on the following to discharge Condition 3 partially on site clearance:

- Phasing and quantification / classification of vehicular activity associated with planned construction:
 - Initial deliveries on an excavator, skip, tractor/ chipper
 - Minimal vehicle activity during the enabling works phase
- Commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routing both within the site and on the adjacent highway together with associated traffic management:

- Minimal vehicle activity with a maximum of four vehicles per day.
- Swept path analysis for vehicles will not be required as there will be minimal vehicle activity and there will have no issues with the access roads as it will be standard sized vehicle accessing the site.
- Route to the site will be via access barriers then straight ahead to the area of enabling works, which is away from the main hospital entrance.
- Appropriate measures to manage construction works which are likely to take place alongside usual hospital operations:
 - The enabling works areas will be fenced off appropriately from the hospital and the public.
- Details of the parking for construction vehicles and associated contractor parking:
 - There will be two transit vehicles parking daily for the transport of contractors to the site. The parking area is located in the construction compound identified on p. 18 of the CEMP.

Details, including drawings on enabling works and tree or shrubbery removal and traffic management, can be found on p. 17-18 of the CEMP.

Furthermore, the enclosed CEMP includes measures to protect the ecology on the site which is to retain and protect all mature trees and any identified protected species. To better manage materials and prevent pollution incidents, all hazardous materials will be kept within a locked storage area and access to these materials will be restricted to those who are trained.

The enclosed drawing of enabling works – Tree Removal/ Shrubby (dwg ref. CDC E 01) visualises the extent of tree and shrubbery to be removed. The Enabling works methodology sets out the methodology for tree and shrubbery removal, including details of vehicle movements and the contractor parking area.

Condition 5 (Arboricultural Method Statement)

Condition 5 states:

“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.”

The enclosed Stage 3 Arboricultural Method Statement (doc ref. 2485237), prepared by RSK Biocensus Ltd, have been submitted to seek to discharge Condition 5.

The Stage 3 Arboricultural Method Statement (AMS) set out in detail the required information and methods of works and other protection measures around trees to be retained as part of the development. The AMS confirms tree protection fencing as a tree protection measures to be used and confirms that this should be to a sufficiently robust specification to ensure protection of its surrounding ground conditions. The AMS also confirms that arboricultural supervision will be required prior to commencement of development and during the course of construction due to the high likelihood of significant tree impacts from construction activity. The CEMP also confirms the timing of operations to be undertaken between 08:00 to 18:00 Monday to Friday and 08:00 to 14:00 on Saturdays. No work to be carried out on Sundays and Bank Holidays.

Conclusion

I trust that you have the relevant information in order to validate this application and part-discharge condition 3 (CEMP) and fully discharge condition 5 (Arboricultural Method Statement) pursuant to planning permission (ref. 137537/FO/2023).

However, should you have any queries, please do not hesitate to contact me, or my colleague Olivia Carr (olivia.carr@turley.co.uk).

Yours sincerely



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Assistant Planner

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