



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

4th October 2023

Dear Sir/Madam,

Re: Discharge of Conditions 3 and 4 on consent reference 133782/FO/2022
Opal House, Wythenshawe Hospital, Floats Road, Manchester, M23 9LT

We write further to receipt of Manchester City Council's decision to grant planning permission for the erection of a single storey external detached plant room to house ground source heat pump equipment at Opal House on 5th August 2022, under the provisions of application reference 133782/FO/2022. We are now seeking the local authority's approval to discharge conditions 3 and 4 of the said consent.

Condition 3 of the consent reads as follows:

- "3) a) *Externally mounted ancillary plant, equipment, plant room 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. Prior to commencement of the use hereby approved 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 scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

- 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 non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria. Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site."*

The details of the technical specification of the equipment to be housed to the exterior of the new structure (as approved under consent reference 133782/FO/2022) have been submitted with this discharge application. In addition, an Acoustic Assessment has also been provided to demonstrate the suitability of the equipment in relation to noise generation and potential impact on amenity.

We are of the view that sufficient information has now been submitted to secure the discharge of condition 3 in part (part a. only) and would be grateful for early written notification of the same from Manchester City Council.

A verification report in relation to the discharge of part b of condition 3 will be submitted and approved in writing in advance of the operation of the approved operations on site.

Condition 4 of consent reference 133782/FO/2022 reads as follows:

- "4) *Prior to installation of the boreholes associated with the ground source heat pump hereby approved, details which shall include a plan and section drawing showing the number, location, and depth of the boreholes, shall be submitted to, and approved in writing by the City Council as Local Planning Authority. The plan shall also include the details of any trees which are required to be removed from the site and a mitigation planting plan for tree replacements within the site curtilage. Reason - To minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of the Manchester Core Strategy, and the principles contained within The Guide*

to Development in Manchester SPD (2007) and the National Planning Policy Framework."

Plan reference OP-PBL01 Rev 003 has been submitted with this application to confirm the locations and cross sections of the proposed borehole locations, alongside the details of the tools to be used to create the boreholes themselves. A plan has also been submitted which confirms the trees required to be removed from site to facilitate the approved development ('Marked Up' plan reference OP-101 Rev 10).

Details of the proposed mitigating planting which comprises of the planting of 3 Betula Pendula (silver birch trees) have also been provided within this application in the details prepared by Nuture Landscapes dated 4th August 2023. As such, we are of the view that the Council has sufficiently detailed documentation to secure the full discharge of the provisions of condition 4.

In addition, and for completeness, in response to comments made by the local authority Environmental Health Officer post determination of the original application, we can also confirm that the Applicants' have been in dialogue with the Environment Agency in relation to discharge of condition 4, in advance of this formal application submission.

The Environment Agency confirmed in writing on 16th March 2023 that the details on the proposed boreholes were acceptable, and that they had no objections to the proposals as stated. A copy of this letter is included within the application bundle, alongside an email from Michael Still, Energy Contracts Manager at Bouygues dated 22nd March 2023 to Linda Marciniak of Manchester City Council, confirming the support of the Environment Agency, and that an application would now be prepared to discharge the provisions of condition 4.

Once the above conditions have been discharged as applied for, it is understood that construction works can commence on site. We can confirm that the provisions of condition 3b will be addressed under a further discharge of condition application to be submitted in due course, and in advance of the commencement of operations of the approved development.

Should you require any additional details in advance of validation, or determination of this discharge of condition application, please do not hesitate to contact us. Otherwise, we look forward to hearing from you as the application progresses towards a positive determination.

Yours Faithfully

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Property & Development Director

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