



FAO: Steve McCombe
Senior Planner
Development Management North
Planning Building Control and Licensing-
Growth and Development
Manchester City Council

Ref: 132567/JO/2021 (as amended)

Our Ref: J041855

3 January 2023

Dear Steve

**NORTH VIEW (NEW PARK HOUSE), NORTH MANCHESTER GENERAL HOSPITAL,
DELAUNAYS ROAD, MANCHESTER, M8 5RB**

CONDITION 10 (TREE PLANTING) AND CONDITION 28 (BOUNDARY TREATMENTS)

Please find enclosed an application to discharge Condition 10 (Tree Planting) and 28 (boundary treatments) of 132567/JO/2021 (as amended).

Condition 10 reads:

Notwithstanding the landscaping details submitted, including the preliminary planting list referenced NMGNPH-ITR-VV-XX-SH-L-1000/P02, full details of the replacement tree planting, including details of the location, species and size of replacement trees, shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to first occupation of the development hereby approved.

The approved scheme shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping and tree replacement scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

The following information has been submitted in support of the full discharge of this condition:

- NMGNPH-ITR-00-XX-DR-L-0010_C11_Overall Landscape Site Plan
- NMGNPH-ITR-VV-XX-SH-L-1000 C01 NPH Plant List Schedule
- NMGNPH-ITR-VV-XX-SP-L-2001 C08External NBS Landscape Specification
- NMGNPH-ITR-XX-XX-DR-L-0032_C01_Main Public Realm Arrival Space 0.1p Planting Plan
- NMGNPH-ITR-XX-XX-DR-L-0033_C01_West Side Landscape Boundary Space 0.3 Planting Plan
- NMGNPH-ITR-XX-XX-DR-L-0034_C01_South End Public Open Space 0.4 Planting Plan
- NMGNPH-ITR-XX-XX-DR-L-0035_C01_East Side Boundary Landscape Space 0.2N Planting Plan

- NMGNPH-ITR-XX-XX-DR-L-0036_C01_East Side Boundary Landscape Space 0.2S Planting Plan
- NMGNPH-ITR-XX-XX-DR-L-0406_C04_Fence Elevations Courtyard & FM Yard
- NMGNPH-ITR-XX-XX-DR-L-0427_C01_Fence Light Fittings

Condition 28 reads:

Notwithstanding details submitted, no boundary treatment shall be erected until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is first occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy.

Full details were previously submitted and approved for Condition 28 under planning application ref: CDN/23/0492. Since approval of this condition, there has been some minor changes to the FM yard with the installation of a small acoustic fence which is required as acoustic treatment for the ASHP's. This application seeks to formally discharge the acoustic fence within the FM yard. All other fencing and boundary treatments remain as previously approved.

The following information has been submitted in support of the discharge of this condition, in relation to the acoustic fencing only:

- NMGNPH-ITR-XX-XX-DR-L-0026_C06_South End Public Open Space 0.
- NMGNPH-ITR-XX-XX-DR-L-0107_C06_LGF West_PICU Garden Sp1.07 & FM Yard_Sp1.08
- NMGNPH-ITR-00-XX-DR-L-0010_C10_Overall Landscape Site Plan
- NMGNPH-ITR-00-XX-DR-L-0015_C03_Landscape Site Sections Sheet 2
- NMGNPH-ITR-00-XX-DR-L-0016_C03_Landscape Site Sections Sheet 3
- NMGNPH-ITR-VV-XX-SP-L-2001_C08_External NBS Landscape Specification
- NMGNPH-ITR-XX-XX-DR-L-0037_C03_Kerbing & Edging Plan
- NMGNPH-ITR-XX-XX-DR-L-0038_C06_Fencing & Balustrade Plan

The relevant statutory planning fee has been paid via the Planning Portal today.

If you have any questions in relation to this application, please contact me at this office and I look forward to receiving confirmation that the application has been valid.

Yours faithfully



Anna Blackwell
Associate Planner

Anna-grace.blackwell@wsp.com

Cc.

1. Marc Reed (GMMH)
2. Mike Tunstall (IHP)

Enc.

1. NMGNPH-ITR-00-XX-DR-L-0010_C11_Overall Landscape Site Plan
2. NMGNPH-ITR-VV-XX-SH-L-1000_C01_NPH Plant List Schedule
3. NMGNPH-ITR-VV-XX-SP-L-2001_C08External NBS Landscape Specification
4. NMGNPH-ITR-XX-XX-DR-L-0032_C01_Main Public Realm Arrival Space 0.1p Planting Plan
5. NMGNPH-ITR-XX-XX-DR-L-0033_C01_West Side Landscape Boundary Space 0.3 Planting Plan
6. NMGNPH-ITR-XX-XX-DR-L-0034_C01_South End Public Open Space 0.4 Planting Plan
7. NMGNPH-ITR-XX-XX-DR-L-0035_C01_East Side Boundary Landscape Space 0.2N Planting Plan
8. NMGNPH-ITR-XX-XX-DR-L-0036_C01_East Side Boundary Landscape Space 0.2S Planting Plan
9. NMGNPH-ITR-00-XX-DR-L-0015_C03_Landscape Site Sections Sheet 2
10. NMGNPH-ITR-00-XX-DR-L-0016_C03_Landscape Site Sections Sheet 3
11. NMGNPH-ITR-XX-XX-DR-L-0037_C03_Kerbing & Edging Plan
12. NMGNPH-ITR-XX-XX-DR-L-0038_C06_Fencing & Balustrade Plan
13. NMGNPH-ITR-XX-XX-DR-L-0107_C06_LGF West_PICU Garden Sp1.07 & FM Yard_Sp1.08
14. NMGNPH-ITR-XX-XX-DR-L-0026_C06_South End Public Open Space 0.
15. NMGNPH-ITR-XX-XX-DR-L-0406_C04_Fence Elevations Courtyard & FM Yard
16. NMGNPH-ITR-XX-XX-DR-L-0427_C01_Fence Light Fittings
- 17.