MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

The Christie NHS Foundation Trust
C/o Agent

Agent (if used)

Miss Jennifer Chatfield
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Erection of a part 3 (with roof top plant) to part 5 storey building to form an Advanced Scanning and Imaging Centre, with associated clinical accommodation and associated landscaping, following demolition of Blocks 19 and 20 (Holt Entrance) and part of Block 21 on Wilmslow Road.

Location: Blocks 19, 20 And Part Of Block 21 At The Christie Hospital, 550 Wilmslow Road, Manchester, M20 4BX

Date of application: 10 October 2023

Application number: 138282/FO/2023

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner to resolve any problems arising in relation to dealing with the planning application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received on 10 October 2023:

1) DAY-XX-ZZ-DR-A-090000-P02 Existing Level 00 - Topo Survey
2) DAY-XX-ZZ-DR-A-090001-P03 Site Location Plan
3) DAY-XX-ZZ-DR-A-090002-P03 Existing Site Plan
4) DAY-XX-ZZ-DR-A-090003-P03 Proposed Site Plan
5) DAY-XX-B1-DR-A-090019-P02 Proposed Level -01 - Basement Plan
6) DAY-XX-00-DR-A-090020-P02 Proposed Level 00 - Ground Floor Plan
7) DAY-XX-01-DR-A-090021-P02 Proposed Level 01 - First Floor Plan
8) DAY-XX-02-DR-A-090022-P02 Proposed Level 02 - Second Floor Plan
9) DAY-XX-03-DR-A-090023-P02 Proposed Level 03 - Third Floor Plan
10) DAY-XX-04-DR-A-090024-P02 Proposed Level 04 - Fourth Floor Plan
11) DAY-XX-ZZ-DR-A-090025-P02 Proposed Roof Plan
12) DAY-XX-ZZ-DR-A-090026-P02 Proposed Elevations - Sheet 1
13) DAY-XX-ZZ-DR-A-090027-P02 Proposed Elevations - Sheet 2
14) DAY-XX-ZZ-DR-A-090028-P02 Proposed Elevations 1.20 - Wilmslow Road
15) DAY-XX-ZZ-DR-A-090029-P02 Proposed Sectional Design Intent - Wilmslow Road Elevation
16) DAY-XX-ZZ-DR-A-090030-P02 Proposed 1-100 Sections - Sheet 1
17) DAY-XX-ZZ-DR-A-090031-P02 Proposed 1-100 Sections - Sheet 2
18) DAY-XX-ZZ-DR-A-090032-P02 Proposed 1-100 Sections - Sheet 3
19) DAY-XX-ZZ-DR-A-090033-P02 Proposed Gross External Area Plan - All Floors
20) DAY-XX-ZZ-DR-A-090034-P02 Proposed Gross Internal Area Plan - All Floors
21) DAY-XX-00-DR-A-090035-P03 Proposed Refuse Storage & Collection Strategy
22) DAY-XX-00-DR-A-090036-P03 Proposed Landscape & Existing Utilities Overlay
23) DAY-XX-ZZ-DR-A-090037-P03 Proposed Landscape Scheme Plan
24) DAY-XX-ZZ-DR-A-090038-P02 Proposed Net Internal Area Plan
25) CASICD-HLEA-XX-XX-DR-E-708001-P02 Indicative External Lighting Strategy
26) Design and Access Statement, prepared by DAY Architectural Ltd;
27) Outline Demolition and Construction Management Plan (Outline DCMP), prepared by IHP;
28) Environmental Standards Statement, prepared by Hoare Lea;
29) Energy Statement, prepared by Hoare Lea;
30) Blue and Green Infrastructure Statement, prepared by Deloitte LLP;
31) Heritage Statement, prepared by Deloitte LLP;
32) Transport Statement, prepared by WSP;
33) Travel Plan, prepared by WSP;
34) Waste Management and Servicing Strategy, Waste Proforma prepared by WSP;
35) Local Employment and Benefits Proposal (Construction Phase Only), prepared by the IHP;
36) Security Needs Assessment, prepared by GMP;
37) Geotechnical and Geoenvironmental Desk Study, prepared by Mott MacDonald;
38) Air Quality Assessment, prepared by Hoare Lea;
39) Outline Drainage Strategy, prepared Mott MacDonald;
40) Planning Noise Report, prepared by Sandy Brown;
41) Ecological Impact Assessment, including a Biodiversity Net Gain Assessment, prepared by Tyler Grange;
42) Arboricultural Impact Assessment, prepared by Tyler Grange;
43) TV Reception Survey, prepared by GTech Surveys Limited;

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Notwithstanding the details submitted with the application, prior to the commencement of above ground works, a programme for the issue of samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. Samples and specifications of all materials to be used on all external elevations of the development shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. Thereafter the development shall be carried out in accordance with those details.

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, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

4) a) The measures for investigating the site identified in the Geo Technical and Geo Environmental Phase I desk study (Mott MacDonald), received on 10 October 2023, shall be carried out before construction commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) shall be submitted to and approved in writing by the City Council as local planning authority. When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy.

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 in each phase 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.

b) Prior to the occupation of the development hereby approved, a Contaminated Land Verification Report shall be submitted to and be approved by the City Council as local planning authority.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

5) The development shall be carried out in accordance with the Securing Needs Assessment (Design for Security, GMP), received by the City Council as Local Planning Authority on the 10 October 2023. The development shall only be carried out in accordance with these approved details. Within three months of the first occupation of the development hereby, the Council as local planning authority shall acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

6) No development, apart from demolition works, shall take place until surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards have been submitted to and approved in writing by the Local Planning Authority.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to guidance within the NPPF and NPPG and policies EN08 and EN14 in the Manchester Core Strategy.

7) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

1) Verification report providing photographic evidence of construction as per design drawings;
2) As built construction drawings if different from design construction drawings;
3) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to guidance within the NPPF and NPPG and policies EN08 and EN14 in the Manchester Core Strategy.

8) Prior to the first occupation of the building an external lighting strategy for the building and areas of public realm, based on the Indicative External Lighting Strategy (ref: CASICD-HLEA-XX-XX-DR-E-708001 P02) received on 10 October 2023, shall be submitted to the City Council for their written approval and implemented and maintained in accordance with the approved details thereafter. The external lighting strategy shall be designed in accordance with the Institute Lighting Professionals Guidance (2011).

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to Policy DM1 in the Manchester Core Strategy.

9) All externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the recommendations of the Noise Report (Sandy Brown. ref: 023581-R01-B) received on 10 October 2023.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to Policy DM1 in the Manchester Core Strategy

10) Prior to the occupation of the development hereby approved, a timetable for the testing of any emergency generator associated with the development shall be submitted to and approved by the City Council as local planning authority. The testing of the emergency generator shall be undertaken in accordance with the approved timetable.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to Policy DM1 in the Manchester Core Strategy.

11) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

0730hrs to 2000hrs, Mondays to Saturdays,
10:00 to 18:00 Sundays and Bank Holidays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Policy DM1 in the Manchester Core Strategy.

12) During the construction of the development and within one month following the substantial completion of the development hereby approved, the City Council may request in writing a Television and Radio Reception Impact Assessment study of the existing television signal within the potential impact area (as previously identified in the GTech Surveys Limited - Television and Radio Reception Impact Assessment, received on 10 October 2023) to be undertaken and compared with the Assessment study undertaken in 2023. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception (as identified in the submitted Baseline Television Signal Survey & Television Reception Impact Assessment) and a timetable for the implementation, if required, of any remediation measures. The study shall be submitted to the City Council as local planning authority for approval and any remediation measures shall be implemented in accordance with the approved study.

Reason - To ensure that the development at least maintains the existing level and quality of television signal reception, as advised in Planning Policy Guidance Note 8: Telecommunications.

13) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

14) Prior to the commencement of the development hereby approved, a method statement for the translocation of the trees referenced in the Arboricultural Impact Assessment (Tyler Grange), received on 10 October 2023, shall be submitted to and be approved by the City Council as Local Planning Authority. The translocation shall then be undertaken in accordance with the approved method statement within an agreed timeframe.

Reason - In the interests of visual amenity and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

15) Above-ground construction works shall not commence until a hard and soft landscaping treatment scheme (including details of trees to be planted at the front of the development), based on drawing no. CASICD-DAY-XX-ZZ-DR-A-090037 P03, received on 10 October 2023, has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than

12 months from the date the building is first occupied. 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 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.

16) A scheme for the Biodiversity Enhancement Measures, as set out in section 3 of the Ecological Impact Assessment (Tyler Grange ref: TG Report No. 16076_R03b_AS) received on 10 October 2023, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development, or in accordance with an agreed phasing plan and shall be retained thereafter.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

17) No development shall commence until a final Demolition and Construction Management Plan (DCMP) with detailed method statements of construction, including details of the position of any proposed cranes to be used on the site, a detailed programme of the works and risk assessments has been submitted to and approved in writing by the City Council as Local Planning Authority. The DCMP shall be based upon the Outline Demolition and Construction Management Plan (IHP Rev 02) received on 10 October 2023 and shall provide:

1) A construction programme including phasing of works;
2) 24 hour emergency contact number;
3) Expected number and type of vehicles accessing the site: Deliveries, waste, cranes, equipment, plant, works, visitors; Size of construction vehicles; The use of a consolidation operation or scheme for the delivery of materials and goods; Phasing of works;
4) Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction): Programming; Waste management; Construction methodology; Shared deliveries; Car sharing; Travel planning; Local workforce; Parking facilities for staff and visitors; On-site facilities; A scheme to encourage the use of public transport and cycling;
5) Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
6) Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
7) Locations for storage of plant/waste/construction materials;
8) Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
9) Arrangements to receive abnormal loads or unusually large vehicles;
10) Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
11) Any necessary temporary traffic management measures;
12) Measures to protect vulnerable road users (cyclists and pedestrians);

13) Arrangements for temporary facilities for any bus stops or routes;
14) Method of preventing mud being carried onto the highway;
15) Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

The development hereby approved shall be constructed in accordance with the final CEMP, unless otherwise agreed in writing by the City Council.

Reason - In the interests of highway safety, to safeguard the amenities of the locality and to ensure that the developer complies with all the necessary system clearances, pursuant to policies SP1 and DM1 in the Manchester Core Strategy.

18) The storage and disposal of waste shall be undertaken in accordance with the Waste Management Strategy and associated documents, received on 10 October 2023 and shall remain in situ whilst the development is in operation.

Reason - In the interests of visual and residential amenity, pursuant to Policy DM1 in the Manchester Core Strategy.

19) a) Construction works shall be implemented in accordance with the Local Labour Construction template received on 10 October 2023.

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Informative for Condition No. 6 - In order to discharge the drainage condition the following additional information has to be provided:

o A finalised drainage layout (limited to 5l/s maximum) showing all components, outfalls, levels and connectivity;

o Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;

o A feasibility assessment and engineering details of the Green / Blue Roof;

o Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;

o Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;

o Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site;

o Evidence from an appointed structural engineer, that the proposed works / demolition will not impact the structural integrity of the existing 1280mm x 900mm culvert within close proximity to the works;

o Hydraulic calculation of the proposed drainage system, including all engineering parameters;

o Construction details of flow control and SuDS elements.

Shaw Brook Culvert - MCC records highlight that the underground Shaw Brook culvert (1280mm x 900mm) is located within close proximity to the site (approximately 50m to the west of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

The developer can request MCC asset records for this location via the following link: https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=llfa.

Date: 22 December 2023

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.