

6 June 2023

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

FAO David Lawless

Dear David,

Christie Hospital, Manchester – Application for Discharge of Conditions 3, 4, 6 and 7 of Planning Permission Ref: 136095/FO/2023

Please find enclosed an application for the full discharge of Conditions 3 (Sample of Materials and Specification), 4 (Detailed Landscaping Scheme), 6 (Site Investigation and Risk Assessment), and 7 (Detailed Surface Water Drainage Scheme) attached to Planning Permission Ref: 136095/FO/2023 in relation to the extension to the Christie Hospital at Oak Road, Withington, Manchester. The Applicant is The Christie NHS Foundation Trust.

Background

Full Planning Permission was granted on 18 April 2023 (Ref. 136095/FO/2023) for the following description of development:

“Erection of a four storey extension to provide two new staircases and two new bed lifts, with associated elevational alterations to the adjoining hospital, additional rooftop plant and screening, landscaping and associated works”

Condition Discharge

This section sets out the relevant conditions and documents that are submitted in support of the application for the discharge of Conditions 3 (Sample of Materials and Specification), 4 (Detailed Landscaping Scheme), 6 (Site Investigation and Risk Assessment) and 7 (Detailed Surface Water Drainage Scheme) of Planning Permission Ref. 136095/FO/2023.

Condition 3 (Sample of Materials and Specification)

The wording of Condition 3 is as follows:

“Above-ground construction works (other than works to the existing building) shall not commence until samples and specifications of all materials, to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.”

Pre-application discussions took place with Manchester City Council’s Planning Officer via email on 27 January 2023, where it was agreed that a mock-up panel of the proposed materiality is not required.

An External Elevation Material Specifications document, prepared by Gilling Dodd, is submitted in support of this application for the full discharge of Condition 3 and outlines the specifications of all proposed external materials. Where necessary, smaller scale samples can be provided and the Applicant requests that sufficient notice is provided where these are required.

Condition 4 (Detailed Landscaping Scheme)

The wording of Condition 4 is as follows:

“Prior to the commencement of above ground works (other than works to the existing building), a detailed landscaping scheme, based on section 3.10 of the Design and Access Statement (Gilling Dod Architects Revision P03, stamped as received on 30 January 2023), shall be 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.”

To support the full discharge of Condition 4, please find enclosed a Detailed Proposed Landscaping Plan, prepared by Gilling Dodd Architects, which also includes details of the proposed hard landscaping materiality and soft works.

The proposal includes high-quality landscaping that will provide an attractive boundary edge to the Christie Hospital along Oak Road. It includes planting, including three trees, alongside fixed furniture which will act to provide a defensive edge to the Site to prevent any access to vehicles, for example from picking-up or dropping-off in this location. The proposed plant species have been carefully selected for the Site and its surrounding context.

The information submitted in support of this application is therefore considered suitable to enable the full discharge of Condition 4. The landscaping scheme will be implemented in accordance with the wording of Condition 4.

Condition 6 (Site Investigation and Risk Assessment)

The wording of Condition 6 is as follows:

“a) Before the development hereby approved commences, an updated Site Investigation and Risk Assessment Report, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site, shall be submitted to

and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority

b) When the development commences, the development shall be carried out in accordance with the agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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 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."

It is understood through engagement with Manchester City Council's Environmental Health Officer, that the initial Site Investigation Report submitted in support of the planning application did not provide sufficient information on ground conditions and contamination for the Site. This is principally because the previous three hand dug service pits indicated the presence of utilities and underground cables preventing further investigations in these locations.

The above condition was subsequently accepted and pre-application discussions with Manchester City Council's Environmental Health Officer have taken place since via email on 25th April 2023 to discuss the nature and scope of further investigations required.

During these pre-application discussions, the three proposed locations for further site investigations were agreed as suitable to progress. These are located to the north of the Site around the existing cabins and within the footprint of the proposed extension. It was agreed with MCC Environmental Health that subject to the results of the further investigations, a Watching Brief for the area under the cabins during ground works would be sufficient.

To allow full discharge of Condition 6, please find enclosed an Additional Ground Investigation and Updated Risk Assessment (31 May 2023), submitted alongside the re-submitted Phase 1 Ground Conditions Desktop Report, including UXO Risk Assessment, prepared by GRM.

The Additional Ground Investigation and Updated Risk Assessment (31 May 2023) details that made ground is present below the proposed extension area to depths of between 0.6m and 1.7m. No elevated ground gas results were detected, whilst no groundwater strikes were recorded during the fieldwork. The

chemical analysis results of the natural and made ground have not recorded any contaminant concentrations that would require remediation, whilst the asbestos screens did not reveal the presence of asbestos fibres in any of the samples tested.

A Remediation Strategy is therefore not required and therefore the Applicant requests the full discharge of Condition 6.

Condition 7 (Detailed Surface Water Drainage Scheme)

The wording of Condition 7, is as follows:

“Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details.”

Further to the above, the following informative is added to the Decision Notice:

“Informative for Condition 7 - The scheme shall also include:

- Surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.*
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.*
- 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;*
- Hydraulic calculations to support the drainage proposal.*
- Surface water should be restricted to a rate of 5 l/s.*
- A blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less than 5 l/s. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant.”*

To allow the full discharge of Condition 7, please find enclosed a Detailed Drainage Strategy Report, prepared by AJP.

A surface water drainage layout, including all components, and the associated calculations are contained within Appendix J of the Detailed Drainage Strategy Report. The surface water drainage calculations confirms that the discharge restriction of 5.0 L/s has been met for all rainfall events up to and including the 1 in 100 year +45% climate change event.

A predevelopment enquiry has been submitted to United Utilities but to date no response has been received. There are no direct connections to the United Utilities sewers, the impermeable area reduces

because of the Proposed Development, whilst the drainage layout restricts the peak surface water runoff to 5.0 L/s. As such, it is understood that the proposed detailed drainage strategy would be acceptable to United Utilities.

The information submitted in support of this application is therefore considered suitable to enable the full discharge of Condition 7. The detailed drainage scheme will be implemented in accordance with the wording of Condition 7.

Summary

Table 1 below summarises the information submitted in support of this application.

Table 1: Supporting Documents

Condition		Partial or Full Discharge	Documents Submitted
3	Samples of Materials and Specifications	Full discharge	External Elevation Material Specifications document, prepared by Gilling Dodd
4	Detailed Landscaping Scheme	Full discharge	Detailed Proposed Landscaping Plan, prepared by Gilling Dodd Architects
6	Site Investigation and Risk Assessment	Full discharge	Additional Ground Investigation and Updated Risk Assessment (31 May 2023); Phase 1 Ground Conditions Desktop Report, including UXO Risk Assessment, prepared by GRM; Ground Investigation Letter Report Ref: GRM/P10197/LR.01 Rev. A (February 2023), prepared by GRM; and Supplemental Ground Investigation Report Ref: GRM/P10197/LR.02 (March 2023), prepared by GRM.
7	Detailed Surface Water Drainage Scheme	Full discharge	Detailed Drainage Strategy Report, prepared by AJP.

The Application has been submitted through the Planning Portal under application Ref. PP-12153123.

A fee has been paid to Manchester City Council for £116, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's written agreement that the enclosed information is sufficient to allow the full discharge of Conditions 3, 4, 6 and 7 as outlined above.

If you require any further details, please do not hesitate to contact Eve Grant (0161 455 6483 / evgrant@deloitte.co.uk) or Jasmine Sandhu (0113 341 6838 / jasminesandhu@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The script is cursive and fluid, with the word "Deloitte" written in a larger, more prominent hand than "LLP".

Deloitte LLP

Enc.