

16 April 2026

Delivered via Planning Portal

Robert Griffin
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Rob

DISCHARGE OF CONDITIONS 19A, 21 AND 23 PURSUANT TO PLANNING PERMISSION (REF. 140400/JO/2024): WITHINGTON COMMUNITY HOSPITAL, NELL LANE, MANCHESTER, M20 2LR

On behalf of Manchester University NHS Foundation Trust ('the Applicant' or 'the Trust'), we are pleased to enclose an application to discharge conditions 19a (Noise), 21 (Illumination) and 23 (Sustainable Drainage Scheme) pursuant to planning permission (ref. 140400/JO/2024) at the above site.

The application is submitted via the Planning Portal (ref. PP-14859750) and comprises the covering letter, application forms and electronic copies of the documents listed below:

For Condition 19a (Noise)

- Stage 5 Plant Noise Impact Assessment (doc ref. 23046-R05-SW), prepared by dBx Acoustics Ltd

For Condition 21 (Illumination)

- External Lighting Layout Design (dwg ref. 34511-DWG-EX-00004 01), prepared by Whitecroft Lighting
- External Lighting Layout (dwg ref. 22182-BAM-WCH006-XX-DR-E-70072 C01), prepared by Whitecroft Lighting
- External Installation Report (doc ref. 34511), prepared by Whitecroft Lighting

For Condition 23 (Sustainable Drainage Scheme)

- Surface Water Management Plan (doc ref. 22182-CCS-WCH006-XX-RP-S-04020 Rev C), prepared by CCS Consulting
- Manhole verification forms (Sheet no. 1-10)

The requisite application fee of £309 has been paid online via the Planning Portal.

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Background

MCC granted full planning permission for the erection of a two-storey building comprising a Community Diagnostics Centre (CDC) (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).

Since the permission of the above application, a Section 73 application (ref. 140400/JO/2024) has been approved to reduce the size of the building resulting in subsequent amends to the internal layout of the building and minor external changes.

A Non-Material Amendment (NMA) application (LPA ref. 142746/NMC/2025) was approved on 16th May 2025 to reduce the extent of the canopy over the main entrance, adjust to transom height of the first-floor windows to match the internal ceiling level, remove the stepped brick at the head of the curtain walling of the stair cores (to be replaced with flat brick soffit).

A series of conditions have been discharged:

Table 1 Summary of conditions discharged pursuant to planning application ref. 140400/JO/2024

Condition	Application Reference	Status
3 (Construction Management Plan)	CDN/24/0098	Discharged
	CDN/24/0551	Condition to be complied as amended via ref. 140400/JO/2024
5 (Arboricultural Method Statement)	CDN/24/0098	Discharged
		Condition to be complied as amended via ref. 140400/JO/2024
6 (Biodiversity Enhancement Scheme)	CDN/25/0593	Refused
	CDN/26/0174	Discharged
10a (Local Labour Agreement)	CDN/24/0551	Discharged
11 (Drainage)	CDN/24/1207	Discharged
12 (Materials)	CDN/25/0593	Refused
	CDN/26/0174	Discharged
13 (Contaminated Land)	CDN/24/0551	Discharged
	CDN/24/0841	Discharged
16 (Electric Car Charging Points)	CDN/26/0174	Discharged
20 (Landscaping)	CDN/25/0593	Refused
	CDN/26/0174	Discharged

This application seeks to discharge conditions 19a, 21 and 23 of planning permission ref. 140400/JO/2024. A summary of the submitted information is provided below.

Condition 19a (Noise)

Condition 19a states that :

Any externally mounted ancillary plant, equipment and servicing to be installed shall be selected and/or acoustically treated in accordance with the approved Noise Impact Assessment prepared by dbx acoustics reference 23046-R01B-SW as received by the City Council as local planning authority on the 28th June 2024 so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to its installation, the scheme, including any necessary mitigation, 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 enclosed Stage 5 Plant Noise Impact Assessment, prepared by dBx Acoustics Ltd, summarises the noise emission limits for externally mounted services plant and provides an assessment of noise impact from the plant selection. There are 4no. Airedale Multichill Micro Combined Heat and Power (MCHP) units and 2no. Mitsubishi condensing units proposed. Overall, no adverse noise impact is anticipated and so the proposed plant equipment complies with the noise limit required in the condition.

Condition 21 (Illumination)

Condition 21 states that:

The development hereby approved shall include a scheme for the illumination of external areas. Prior to the first occupation of the development full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation and shall remain in operation for so long as the development is occupied.

The enclosed External Installation Report (doc ref. 34511) provides the luminaire data, including luminaire efficacy and manufacturer details, whereas the enclosed External Lighting Layout (dwg ref. 22182-BAM-WCH006-XX-DR-E-70072 C01) provides the location of the proposed lightings, while the enclosed External Lighting Layout Design (dwg ref. 34511-DWG-EX-00004 01) illustrates the light instruction with the proposed lighting.

Condition 23 (Sustainable Drainage Scheme)

Condition 23 states that :

The development hereby approved shall not be occupied until details of the implementation, maintenance and management of a 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:

- *A verification report providing photographic evidence of construction as per design drawings;*
- *As built construction drawings if different from design construction drawings;*
- *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.*

The enclosed forms (sheet no. 1-10) provide details on the type of manhole, invert and diameter of pipes that were installed, and the photographic evidence. The full installation works were inspected and verified by on-site construction engineers.

CCS Consulting also confirmed the drainage were installed as per the design drawings, so no drawings have been submitted as part of this application.

The management and maintenance of the surface water drainage networks and Sustainable Drainage System (SuDS) features will be by estate management of the clinical site, where the maintenance of the drainage and SuDS will form part of the overall site management and landscaping.

Conclusion

I trust that you have the relevant information in order to validate this application and discharge conditions 19a (Noise), 21 (Illumination) and 23 (Sustainable Drainage Scheme) pursuant to planning permission (ref. 140400/JO/2024). However, should you have any queries, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink that reads "Melissa". The script is cursive and fluid.

Melissa Lee
Planner

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