

20 February 2026

**Delivered via Planning Portal**

Robert Griffin  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Dear Rob

**DISCHARGE OF CONDITIONS 6, 12, 16 AND 20 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 6 (Biodiversity Enhancement Scheme), 12 (Materials), 16 (Electric Car Charging Points) and 20 (Landscaping) pursuant to planning permission (ref. 140400/JO/2024) at the above site.

A previous application to discharge conditions 6, 12 and 20 (LPA ref. CDN/25/0593) was refused by Manchester City Council (MCC). This letter explains how the reasons for refusal have been addressed such that the information submitted as part of this application is now sufficient for these conditions to be discharged.

The application is submitted via the Planning Portal (ref. PP-14719831) and comprises the covering letter, application forms and electronic copies of the documents listed below:

For Condition 6 (Biodiversity Enhancement Scheme)

- Biodiversity Enhancement Plan (doc ref. 247934), prepared by RSK Biocensus
- Biodiversity Net Gain Design Stage Report (doc ref. 2486881), prepared by RSK Biocensus

For Condition 12 (Materials)

- Material Study, prepared by DAY Architectural Ltd (*submitted previously via LPA ref. CDN/25/0593*)
- Proposed Elevations – North & East – Material Key (dwg ref. 22182-DAY-V1-ZZ-DR-A-041002 P17), prepared by DAY Architectural Ltd
- Proposed Elevations – South & West – Material Key (dwg ref. 22182-DAY-V1-ZZ-DR-A-041003 P17), prepared by DAY Architectural Ltd

For Condition 16 (Electric Car Charging Points)

5th Floor Transmission  
6 Atherton Street  
Manchester  
M3 3GS

T 0161 233 7676 [turley.co.uk](http://turley.co.uk)

- Data sheet for Basic Charge, prepared by Rolec
- Load Management Overview, prepared by Rolec

## For Condition 20 (Landscaping)

- External Works Site Wide General Arrangement (dwg ref. YD2\_23\_01 22182-Y2D-WCH006-00-XX-L-00900-P23), prepared by Squareyard
- Planting Plan (dwg ref. YD2\_23\_01 22182-Y2D-WCH006-00-XX-L-00904-C01), prepared by Squareyard
- Specification of Concrete Paving Block (doc ref. V1.1), prepared by Tobermore
- Biodiversity Enhancement Plan (doc ref. 247934), prepared by RSK Biocensus (*same document submitted for Condition 6*)
- Biodiversity Net Gain Design Stage Report (doc ref. 2486881), prepared by RSK Biocensus (*same document submitted for Condition 6*)

The requisite application fee of £298 has been paid online via the Planning Portal.

## **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 15<sup>th</sup> 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 16<sup>th</sup> 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:

| 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<br>Condition to be complied as amended via ref. 140400/JO/2024 |
| 6 (Biodiversity Enhancement Scheme) | CDN/25/0593           | Refused                                                                   |
| 10a (Local Labour Agreement)        | CDN/24/0551           | Discharged                                                                |
| 11 (Drainage)                       | CDN/24/1207           | Discharged                                                                |
| 12 (Materials)                      | CDN/25/0593           | Refused                                                                   |

| Condition              | Application Reference | Status     |
|------------------------|-----------------------|------------|
| 13 (Contaminated Land) | CDN/24/0551           | Discharged |
|                        | CDN/24/0841           |            |
| 20 (Landscaping)       | CDN/25/0593           | Refused    |

This application seeks to discharge conditions 6, 12, 16 and 20 of planning permission ref. 140400/JO/2024. A summary of the submitted information is provided below.

## Condition 6 (Biodiversity Enhancement Scheme)

Condition 6 states:

*Within 1 month of the commencement of above ground works, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The scheme shall include:*

- *Details of bat and bird boxes (including swift boxes) and hedgehog houses to be installed and timescales for their installation;*
- *Proposals for the long-term management of the retained scrub and trees.*

*The agreed scheme shall be implemented in accordance with the agreed details and maintained thereafter.*

The previous application (LPA ref. CDN/25/0593) was refused due to the absence of swift boxes. This application seeks to confirm the swift boxes will be provided to the existing Withington Community Hospital building, which is located directly opposite to the CDC building. The installation of usable swift boxes on the CDC building is not possible due to the proposed building design. However, options have been explored and RSK (as the ecologists) have confirmed that the optimum location for the swift boxes will be under the eaves of the existing hospital façade. The plan provided in the Biodiversity Enhancement Plan (doc ref. 247934), prepared by RSK Biocensus, includes the location of the swift boxes (see below extract). The purple boxes are where the proposed swift box will be located.

## Locations of the ecological enhancements and post-development areas (extract of plan reference 247934)



This is considered appropriate as the proposed location will remain within the hospital estate (i.e. 'blue line' boundary in the Site Location Plan, submitted via LPA ref. 140400/JO/2024). The principle of location has been agreed with the case officer on a Teams meeting held on 19<sup>th</sup> September 2025.

The remaining details are unchanged from the previous application. The enclosed the Biodiversity Enhancement Plan (doc ref. 2486881) provides the requisite details of the proposed bat boxes, bird boxes and hedgehog houses (found in Section 2.6 of the Plan). Overall, the installation timescale and location respect the site environmental conditions and ensure the roosting, nesting seasons are free from disturbance.

### Summary of the installation timescale and location

|           | Timescale                       | Location                                                                                                                                                                                                                                                    |
|-----------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bat box   | Before operation and occupation | <ul style="list-style-type: none"> <li>To face in different directions, preferably with at least one facing south, south-east or south-west on retained trees.</li> <li>To be placed as high up as possible and no less than 3m from the ground.</li> </ul> |
| Bird box  | Between September and February  | <ul style="list-style-type: none"> <li>To be positioned on mature trees at a minimum height of two metres.</li> <li>To be oriented between north and east.</li> </ul>                                                                                       |
| Swift box | Between September and February  | <ul style="list-style-type: none"> <li>To be attached to the existing hospital building walls, tightly beneath the eaves of the building and allow a minimum five meter clear drop beneath and in front of the box.</li> </ul>                              |

|                |                    |                                                                                                                                                                                          |
|----------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |                    | <ul style="list-style-type: none"> <li>To be installed on either east, west or north aspects of the buildings, but not above doors and windows.</li> </ul>                               |
| Hedgehog house | Ideally in October | <ul style="list-style-type: none"> <li>House entrances should not be oriented towards north or north east.</li> <li>To be located along site boundaries in undisturbed areas.</li> </ul> |

It also confirms that the retained trees will be protected during construction works (to be in line with industrial standard) and ongoing pruning will be kept to a minimum. The retained scrubs will be enhanced by the removal of invasive species and an area of temporarily lost mixed scrub will be re-created with mixed planting of Dog Rose (*Rosa canina*), Dogwood (*Cornus sanguinea*), Hawthorn (*Crataegus monogyna*) and Bramble (*Rubus fruticosus*).

## Condition 12 (Materials)

Condition 12 requires samples and specifications of all materials to be used in the external elevations and states:

*Above ground construction works shall not commence until samples and specifications of all materials to be used in the external elevations (including rooftop screening) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved materials shall then be implemented as part of the development.*

The previous application (LPA ref. CDN/25/0593) was refused because no samples were provided alongside the application for review. The case officer visited the site to review the material samples on 3<sup>rd</sup> October 2025, confirming the materials were satisfactory.

Since the site visit, there are some minor amendments on the cill design. These changes are limited on the enclosed Proposed Elevations – North & East – Material Key (dwg ref. 22182-DAY-V1-ZZ-DR-A-041002 P17) and Proposed Elevations – South & West – Material Key (dwg ref. 22182-DAY-V1-ZZ-DR-A-041003 P17), given that cast stone (of buff and red colour) and PPC aluminium cill (of dark bronze colour) have been chosen to match the proposed brickwork and curtain walling respectively.

In addition, a roof handrail is proposed to replace the approved man safe system due to health and safety reasons. While the handrail may be visible at certain viewpoints, it overall is a minor addition and lightweight feature to the existing roof design. The elevation drawings show that it will not noticeably affect the building's appearance. This has been agreed with the case officer via email correspondence. The handrail is proposed to be PPC Aluminium guardrail system (in mid grey).

The remaining details are unchanged from the previous application. The materials to be used for the external elevations of the Community Diagnostics Centre building are shown in the enclosed elevation drawings. The key materials are:

- Clay facing brickwork – light buff/ multi
- Clay facing brickwork – orange/ multi
- PCC Aluminium curtain walling system with clear glazing – dark bronze frame
- PCC Aluminium casement windows with clear glazing – dark bronze frame
- PPC Aluminium cladding – dark bronze
- PCC Aluminium louvre panels – dark bronze

The proposed primary material is clay facing brickwork which ties into the existing neighbourhood. The use of curtain walling system with clear glazing across the elevations provide views of the landscaped area. The large expanse of glazing to the main entrance helps to create a visually pleasing feature which signifies this as the main

access point to the staff. The inclusion of casement windows and louvre panels can provide privacy between the building and the surrounding.

Overall, the proposed materials maintain the design intention (as approved in LPA ref. 140400/JO/2024) and are reflective of the existing Withington Community Hospital building and the surroundings.

The Material Study, that includes the reference image, is submitted as part of the application.

## **Condition 16 (Electric car charging points)**

Condition 16 states:

*Prior to the first occupation of the development hereby approved, full details of the electric car charging points to be installed shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development hereby approved and be retained thereafter.*

The 'BASICCHARGE' model with up to 22kW superfast charging has been chosen for the electric car charging point. It will be completed with secure 4G, Wi-Fi and Ethernet connectivity. It is also Open Charge Point Protocol (OCPP) compliant charge point which allows communication between electric vehicle charging stations and central management system. The operation system will be managed by VendElectric Load Manager, which can automatically optimise the distribution of the available electricity feed across the charge points. The enclosed Data sheet for Basic Charge and Load Management Overview provide more details of the proposed electric car charging points.

## **Condition 20 (Landscaping)**

Condition 20 states:

*Within 3 months of the commencement of development, a detailed hard and soft landscaping treatment scheme which shall include species, type and size of any trees, hedges, shrubs and plants to be planted and the timescales for the implementation of the scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in accordance with the previously agreed timescale. 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.*

The previous application (LPA ref. CDN/25/0593) was refused because the case officer found the proposed amendments (specifically the reduction in tree planting and quality of finishes to the hard landscaped elements) were not acceptable. It was also noted that the landscape drawings that were previously submitted indicates that there would be different number of car parking spaces, and so it would not accord with condition 18 of the planning approval LPA ref. 140400/JO/2024.

A meeting on 19<sup>th</sup> September 2025 was taken place. The case officer clarified that the number of accessible bay and location of electric vehicle bays were acceptable. The case officer, however, demanded a true representation of the parking situation, especially the space for the mobile MRI.

As such, the External Works Site Wide General Arrangement (doc ref. YD2\_23\_01 22182-Y2D-WCH006-00-XX-L-00900-P23), prepared by Squareyard has been updated. It illustrates the proposed landscaping arrangement, including the access plaza outside of the main entrance, cycle parking spaces, pedestrian access to Burton Road and the existing car parking area, amenity shrub planting, native scrub planting, wildflower meadows and hedgerows. In

addition, it proposes the following amendments, when compared to previous version submitted via LPA ref. CDN/25/0593:

- 4no. additional trees to be planted at the west of the CDC building, compensating the tree loss.
- Widen access path for fire tender access.
- Use of concrete block paving at the access plaza, confirming the quality of finish will be consistent. The specification of such material can be found in Specification of Concrete Paving Block (doc ref. V1.1), prepared by Tobermore.
- Slight reduction of amenity shrubs at the area in between the existing hospital and CDC buildings.
- The existing mobile MRI area will be retained with signage noting the parking space can be used as car parking space when the mobile MRI is not present.

Given the above amendments, the enclosed Biodiversity Net Gain Design Stage Report, prepared by RSK Biocensus, has re-calculated the Biodiversity Net Gain percentage and confirmed the current development will result in a net gain of +0.77 area of habitat biodiversity units and +0.45 hedgerow biodiversity units. This equates to a 34.95% net gain in area of habitat biodiversity and 30.24% net gain in hedgerow biodiversity.

The remaining details are unchanged from the previous application. The enclosed Planting Plan (doc ref. YD2\_23\_01 22182-Y2D-WCH006-00-XX-L-00904-C01), prepared by Squareyard, provides the details of the planting type. The key species include:

- *Betula utilis* doorenbos specimen trees
- *Liriope muscari* 'Monroe White' amenity shrubs
- *Stipa tenuissima* amenity shrubs
- *Hakonechloa macra* amenity shrubs
- Mix of *rosa canina*, *cornus sanguinea*, *crataegus monogyna* and *rubus fruticosus* for native scrub

The trees, shrubs and hedgerows will be planted between October and April. The appointed qualified landscape contractor will be responsible for ongoing habitat management.

## Conclusion

I trust that you have the relevant information in order to validate this application and discharge conditions 6 (Biodiversity Enhancement Scheme), 12 (Materials), 16 (Electric Car Charging Points) and 20 (Landscaping) pursuant to planning permission (ref. 140400/JO/2024). However, should you have any queries, please do not hesitate to contact me.

Yours sincerely



Melissa Lee  
**Planner**

