14 May 2026
Delivered via Planning Portal

Robert Griffin
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Rob

DISCHARGE OF CONDITIONS 10 AND 29 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 10 (Local Benefit Proposal) and 29 (Off-site Highway Works) pursuant to planning permission (ref. 140400/JO/2024) at the above site.

The application is submitted via the Planning Portal (ref. PP-14930612) and comprises the covering letter, application forms and electronic copies of the documents listed below:

For Condition 10 (Local Benefit Proposal)

- Statement on Social Sustainability and Local Labour Recruitment, prepared by BAM

For Condition 29 (Off-site Highway Works)

- Pedestrian Guard Rail Standard Type 1 (Rev B), prepared by Manchester City Council

The requisite application fee of £309 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 15th December 2023 (ref. 137537/FO/2023).

Since planning permission was granted, 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

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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 CDN/24/0551	Discharged 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 CDN/26/0174	Refused Discharged
10a (Local Labour Agreement)	CDN/24/0551	Discharged
11 (Drainage)	CDN/24/1207	Discharged
12 (Materials)	CDN/25/0593 CDN/26/0174	Refused Discharged
13 (Contaminated Land)	CDN/24/0551 CDN/24/0841	Discharged
16 (Electric Car Charging Points)	CDN/26/0174	Discharged
19a (Noise)	Planning Portal reference: PP-14859750	Pending validation
20 (Landscaping)	CDN/25/0593 CDN/26/0174	Refused Discharged
21 (Illumination)	Planning Portal reference: PP-14859750	Pending validation
23 (Sustainable Drainage Scheme)	Planning Portal reference: PP-14859750	Pending validation

This application seeks to discharge conditions 10 and 29 of planning permission ref. 140400/JO/2024. A summary of the submitted information is provided below.

Condition 10 (Local Benefit Proposal)

Condition 10 states:

> *Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to the Local Benefit Proposal approved under condition discharge application reference CDN/24/0551 shall be submitted for approval in writing by the City Council as Local Planning Authority.*

The enclosed Statement on Social Sustainability and Local Labour Recruitment, prepared by BAM, demonstrates that the targets set in the approved Social Sustainability Plan (approved via ref. CDN/24/0551) have been met.

Table 2 Summary of Local Benefit Proposal

Social Sustainability	Measures – TOMs (Themes, Outcomes and Measures)	TOM Ref.	Targets (Approved via CDN/24/0551)	Progress to date
Education	Staff hours spent on local school & college visits	NT8	10 hours	98 hours
Employment	Number of local people hired or retained on contract	NT1	1 FTE	34 FTE (including 1 from marginalised background)
	Number of hours of 'support into work' assistance provided to unemployed people through career mentoring, including mock interviews, CV advice, and careers guidance	NT11	20 hours	49.5 hours
Training	Number of weeks of apprenticeships and/ or T levels on the contract	NT10	25 weeks	108.4 weeks
	Number of weeks of meaningful work placements/ pre-employment courses (1-6 weeks unpaid)	NT12	2 placements	4 placements
Community Engagement	Donations or in-kind contributions to local community projects	NT28	£4,000	£18,503
Diversity	Equality, diversity & inclusion training for staff & supply chain	NT21	15 hours	15 hours
Progressive procurement	Total amount spent (£) in the local supply chain through the contract	NT18	£4 million	£4.7 million
Volunteering	Number of hours of volunteering time provided to support local community projects	NT29	20 hours	49.5 hours
	Number of hours provision of Expert Business Advice to VCSEs and MSMEs	NT15	10 hours	10.5 hours
Investment in VCSEs (Social Businesses)	Total amount (£) spent with VCSEs in the supply chain	NT14	£0	£157.74

Condition 29 (Off-site Highways Works)

Condition 29 requires an off-site highways work scheme and states:

> *Prior to the first occupation of the development hereby approved, details of a scheme for off-site highway works to facilitate the amended pedestrian access to the site from Burton Road, together with a timescale for their implementation, shall be submitted to and agreed in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.*

The enclosed Pedestrian Guard Rail Standard Type 1 provides the details of the proposed guard rail at the pedestrian access from Burton Road. MCC has confirmed the design is identical to the existing guard rail at Burton Road.

The guard rail will be installed during May 2026.

Conclusion

I trust that you have the relevant information in order to validate this application and discharge conditions 10 (Local Benefit Proposal) and 29 (Off-site Highway Works) pursuant to planning permission (ref. 140400/JO/2024). However, should you have any queries, please do not hesitate to contact me.

Yours sincerely

