27th July 2026
Delivered via Planning Portal

Robert Griffin
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Rob

DISCHARGE OF CONDITIONS 15, 19B, 23 AND 26 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 15 (Travel Plan), 19b (Noise), 23 (Sustainable Drainage Scheme) and 26 (Secured by Design) pursuant to planning permission (ref. 140400/JO/2024) at the above site.

The application is submitted via the Planning Portal (ref. PP-15030191) and comprises the covering letter, application forms and electronic copies of the documents listed below:

<u>For Condition 15 (Travel Plan)</u>

- Travel Plan (doc ref. 083266-CUR-XX-XX-T-TP-00005 P01), prepared by BAM

<u>For Condition 19b (Noise)</u>

- Building Services Emissions Verification Testing (doc ref. 23046-L05-SW), prepared by dBx Acoustics

<u>For Condition 23 (Sustainable Drainage Scheme)</u>

New information

- Manhole Details (doc ref. 22182-CCS-WCH006-XX-DR-S-93000), prepared by Murraywood Construction Ltd
- Construction of Attenuation Tanks (doc ref. 22182-CCS-WCH006-XX-M2-S-93000), prepared by Murraywood Construction Ltd
- Proposed Below Ground Drainage Plan – Final Construction Issue (dwg ref. 22182-CCS-WCH006-XX-DR-S-93000 A02), prepared by CCS Consulting

Previously submitted (submitted for completeness)

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- 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)

For Condition 26 (Secured by Design)

- Certification, prepared by Secured by Design

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 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
10b (Local Labour Agreement)	OTH-2026-000367	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

Condition	Application Reference	Status
16 (Electric Car Charging Points)	CDN/26/0174	Discharged
19a (Noise)	CDN/26/0356	Discharged
20 (Landscaping)	CDN/25/0593 CDN/26/0174	Refused Discharged
21 (Illumination)	CDN/26/0356	Refused
23 (Sustainable Drainage Scheme)	CDN/26/0356	Refused
29 (Off-site Highway Works)	OTH-2026-000367	Discharged

This application seeks to discharge conditions 15, 19b and 26 of planning permission ref. 140400/JO/2024. A summary of the submitted information is provided below.

Condition 15 (Travel Plan)

Condition 15 states:

> *A detailed Travel Plan which relates to the hereby approved development and the wider Withington Community Hospital buildings at the site shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first occupancy of the development hereby approved. In this condition a Travel Plan means a document which includes:*
>
> *(1) The measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development;*
>
> *(2) A commitment to surveying the travel patterns of staff and patients during the first three months of the development and thereafter from time to time;*
>
> *(3) Mechanisms for the implementation of the measures to reduce dependency on the private car; and*
>
> *(4) Measures for the delivery of specified travel plan services; and measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.*
>
> *Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as local planning authority for approval. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.*

The enclosed Travel Plan, prepared by Curtins, provides the requisite information and demonstrates the commitment to surveying the travel patterns of staff and patients during the first three months of the development and thereafter from time to time. To reduce the dependency on the private car, the following measures have been proposed:

For staff only:

- Continue the cycle repair/ maintenance scheme;

- Gauge interest in restarting the Bicycle User Group initiative;
- Use the Grey Fleet Toolkit to gather data and formulate plans regarding fleet travel;
- Support the newly implemented zero carbon salary sacrifice car leasing options.

For staff and visitors:

- Work with Transport for Greater Manchester (TfGM) and MCC to support the development of routes surrounding the site to develop connections to existing cycle routes;
- Provision of cycle repair kits at the hospital at several locations;
- Active monitoring and security patrols to deter and reduce bike theft;
- Launch of the corporate Travel Plan framework.

For visitors:

- Consider including links to sustainable travel information on patient appointment letters.

The responsibility for the delivery of the Travel Plan lies with the Trust-appointed Travel Plan Coordinator. The main monitoring process will involve undertaking regular travel surveys and liaising with TfGM and the Trust on transport-related matters. The results of each survey would be used to review progress against target modal splits. Where targets are not met, remedial actions will be proposed, agreed, and then monitored for effect.

Condition 19 (Noise)

Condition 19 states:

> *A) 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.*
>
> ***B) Prior to any externally mounted ancillary plant, equipment and servicing to be installed becoming operational, an approved verification report shall be submitted to and approved in writing by the City Council as Local Planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non - conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.***

This application seeks to part-discharge part B of condition 19 (Noise). Part A requires a scheme that confirms the noise criteria can be met with the proposed specifications of the plant and equipment. This part has been discharged under the planning application ref. CDN/26/0356.

Given that there is no adverse noise impact anticipated and the proposed plant equipment complies with the noise limit required in the condition, the Applicant has proceeded with discharging part B of the condition. The enclosed

Building Services Emissions Verification Testing, prepared by dBx Acoustics, summarises the environmental noise survey conducted. It identifies that the noise from the 4no. air source heat pumps (ASHPs) mounted on the roof and the first-floor plant room generate the most significant noise (in relative terms). Regardless, the noise emissions from the ASHP the closest residential receptors at Fielden Road are compliant with the condition requirement.

Condition 23 (Sustainable Drainage System)

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 previous application (LPA ref. CDN/26/0356) was refused due to additional information required, specifically photographic evidence of the installed tank, permeable paving and flow control device; and to provide as-built drawings or confirm that the proposed drainage layout is an as-built drawing. This application seeks to provide the requisite details, specifically with the photographs of the manholes and attenuation tanks.

The enclosed Proposed Below Ground Drainage Plan – Final Construction Issue (dwg ref. 22182-CCS-WCH006-XX-DR-S-93000 A02) is the final construction issue.

The remaining details are unchanged from the previous application. 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.

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.

Condition 26 (Secured by Design)

Condition 26 states:

> *Prior to the first occupation of the development hereby approved, written confirmation of a Secured by Design accreditation for the development shall be submitted to and approved in writing by the City Council as local planning authority.*

The enclosed Certification confirms the development at Withington Community Hospital is accredited by Secured by Design.

Conclusion

I trust that you have the relevant information in order to validate this application and discharge conditions 15 (Travel Plan), 19b (Noise), 23 (Sustainable Drainage Scheme) and 26 (Secured by Design) pursuant to planning permission (ref. 140400/JO/2024). However, should you have any queries, please do not hesitate to contact me.

Yours sincerely

