NHS Property Services

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Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
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October 1st, 2026

Submitted via the Planning Portal: Reference PP-15235410

Dear Sir / Madam,

Application for Discharge of Condition 5 (Highway Works) pursuant to Planning Permission Ref: 144426/FO/2025

I write on behalf of NHS Property Services Limited ("the Applicant") to submit an application for the discharge of Condition 5 attached to Planning Permission Ref: 144426/FO/2025.

Planning Permission Ref: 144426/FO/2025 approved the following description of development:

"Erection of medical centre (Use Class E (e)) with parking (including creation of access and provision of boundary treatment), landscaping and associated works (including plant compound, bin store, cycle store and staff outdoor area)."

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), I enclose the following documents which comprise the application:

- This covering letter
- The completed application form;
- Detailed design and specifications including:
  - Drawing Ref: 87546-CUR-XX-00-D-TP-05001-P06_SPAAmbulance
  - Drawing Ref: 87546-CUR-XX-00-D-TP-05002-P06_SPABoxVan
  - Drawing Ref: 87546-CUR-XX-00-D-TP-05003-P05_SPALargeCar
  - Drawing Ref: HMCNMC-CUR-ZZ-00-DR-C-95000-P06 S278 GA
  - Drawing Ref: HMCNMC-CUR-ZZ-00-DR-C-95001-P08 S278 WORKS
  - Drawing Ref: HMCNMC-CUR-ZZ-00-DR-C-95003-P05 S278 TRO Plan
  - Drawing Ref: HMCNMC-CUR-ZZ-00-DR-C-95004-P02 S278 BUS STOP LAYOUT
- Delivery Programme for S278 Highway Works

The requisite application fee of £309 has been paid to Manchester City Council, in addition to any administrative fees charged by the Planning Portal.

Discharge of Conditions

The permission was granted subject to conditions. This application seeks the full discharge of Condition 5 attached to the planning permission. The relevant condition wording and supporting information are set out below.

Condition 5: Highway Works

The wording for Condition 5 is as follows:

"Prior to above ground works, and notwithstanding plans specified in condition no.2, full detailed designs (including specifications) of all on-site and off-site highways works (including any Traffic Regulation Orders and dropped kerbs and tactiles on new access) and a delivery sequence, shall be submitted to and approved in writing by the City Council as local planning authority. The highway works shall be implemented in accordance with the approved details and approved delivery sequence, and all the agreed works shall be completed prior to the medical centre being occupied.

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012)."

In accordance with the requirements of Condition 5, detailed designs and specifications for both the on-site and off-site highway works are submitted in support of this application.

The highway works have been developed in consultation with the Highway Authority and have progressed through the Section 278 technical approval process. Technical approval has now been secured, and the associated Section 278 Agreement is currently progressing through the legal process. In addition, the required cash bond has been paid in accordance with the planning informative accompanying the planning permission. The submitted highway drawings comprise the approved technical design and form the basis of the Section 278 works.

A delivery sequence prepared by the appointed contractor is also submitted alongside this application. The programme identifies the proposed sequence, anticipated duration and dependencies associated with the individual highway works, comprising:

- Installation of traffic management measures.
- Removal of temporary kerbs.
- Planing of the existing carriageway to receive the new wearing course.
- Installation of new kerbs and tactile paving.
- Installation of new road signage.
- Central reservation infill and associated kerb works.
- Works to the bus stop infrastructure.
- Footway improvement works.
- Laying of the macadam wearing course.
- Installation of road markings.

The contractor's programme identifies an overall construction period of approximately 13 working days. The submitted programme provides an indicative sequence and timescale for delivery of the approved highway works and demonstrates how the various elements of the scheme will be implemented in a safe and coordinated manner. Accordingly, it provides the delivery sequence required by Condition 5.

The highway works will be undertaken in accordance with the approved detailed designs and delivery sequence, subject to completion of the Section 278 Agreement and any remaining Highway Authority requirements. Whilst the programme may be subject to minor amendment to reflect operational requirements, weather conditions or utility constraints, any such changes would not alter the scope or nature of the approved highway works.

The submitted information therefore addresses all aspects of Condition 5, including the provision of detailed highway designs, specifications and a contractor-prepared delivery sequence. It is therefore respectfully requested that Manchester City Council confirms approval of the submitted details and formally discharges the condition.

Summary and Conclusion

This application seeks approval of matters reserved by Condition 5 of Planning Permission Reference: 144426/FO/2025

We trust that the submitted information is sufficient to enable the Local Planning Authority to approve the submitted details and discharge Condition 5. Should you require any clarification or additional information, please do not hesitate to contact me.

We look forward to receiving confirmation of the Council's determination in due course.

Yours faithfully,

Rebecca Marwood

Rebecca Marwood MRTPI | Senior Associate Town Planner

For and on behalf of NHS Property Services Ltd