

21 January 2022

Delivered via Planning Portal

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Manchester City Council
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Dear Jennifer

**NMA APPLICATION PURSUANT TO PLANNING PERMISSION 128905/FO/2020, NORTH MANCHESTER
GENERAL HOSPITAL, MANCHESTER, M8 5RL**

On behalf of our client, Morgan Sindall Construction ('Morgan Sindall' / 'the Applicant'), I am pleased to enclose an application for a non-material amendment¹ to planning permission 128905/FO/2020 for proposed changes to the building size of the multi-storey car park and cycle hub (MSCP). This application also seeks to amend the wording of condition 16 to amend the trigger as to when material samples are required, due to ongoing discussions with regards to the elevation treatment to the MSCP.

The application has been submitted via the Planning Portal (ref. PP-10387670) and comprises electronic copies of the following information:

- This Covering Letter
- Completed Application Forms and Certificates
- Level 0, Presentation Plan, prepared by AFL Architects (20200-AFL-MSCP-00-DR-A-2011 Rev. PO1)
- Level 1, Presentation, Plan, prepared by AFL Architects (20200-AFL-MSCP-01-DR-A-2012 Rev. PO1)
- Level 2, Presentation, Plan, prepared by AFL Architects (20200-AFL-MSCP-02-DR-A-2013 Rev. PO1)
- Roof Level, Presentation, Plan, prepared by AFL Architects (20200-AFL-MSCP-RF-DR-A-2019 Rev. PO1)
- Presentation, South & West, Elevations, prepared by AFL Architects (20200-AFL-MSCP-ZZ-DR-A-2022 Rev. PO1)
- Presentation, North & East, Elevations, prepared by AFL Architects (20200-AFL-MSCP-ZZ-DR-A-2023 Rev. PO1)

The requisite application fee of £234.00 has been paid via the Planning Portal.

¹ Made under Section 96a of the Town and Country Planning Act 1990 (as amended)

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Background

In March 2021, Manchester University NHS Foundation Trust secured full planning permission (LPA ref. 128905/FO/2020) for the proposed development of a multi-storey car park and cycle hub with associated enabling works at the North Manchester General Hospital, Manchester. A full description of development is provided below:

“Erection of a multi-storey car park and cycle hub (1,025 car parking spaces) in association with North Manchester General Hospital and associated enabling works comprising the demolition of five existing buildings; the provision of two areas of temporary car parking; service diversion works; landscaping and other associated works.”

Since planning permission was granted, multiple discharge of conditions applications have been submitted and successfully discharged by the Council to allow the Applicant to start on-site as soon as possible².

Proposed Changes

Since planning permission was granted in March 2021, the scheme has undergone a detailed design process. This included a rationalisation of the building layout to make the building more efficient and user friendly. As such, whilst the general principles of the buildings orientation and internal arrangement are unchanged, there has been a 10% reduction in the building footprint, resulting in a minimal reduction in the number of car parking spaces provided. These changes are discussed further below.

Building Footprint Reduction

It is proposed that the building footprint is reduced by 10%, (a reduction of 2700m²). To achieve this reduction, the 9.7m has been removed from the overall building length, and 1m from its width. The overall building height, floor-to-floor height and façade overrun height all remain as approved.

The reduction in building footprint also facilitates a number of benefits when considering the masterplan as a whole. Such benefits include:

- an increased setback between the MSCP and the future Acute Hospital, which will reduce gradients to landscaping between buildings;
- increased privacy to the existing and future hospital and reduction in overlooking due to the MSCP being further set back; and,
- an opportunity for the area between the MSCP and future Acute Hospital to be developed into a plaza connecting to the Village Green as a result of the reduction in the length of the building providing a further 9.7m of space in this area.

Reduction in Parking Spaces

Resulting from the reduction in building footprint, the number of spaces has been reduced from 1023 to 980, equating to a reduction of 43 spaces or 4.4%. This has been achieved in the smaller footprint through a redesign of the internal ramp arrangement, and the omission of some oversized spaces. Notably, accessible spaces remain as consented at 82 (now 8.8% provision) and Electric Vehicle Charging remain at 36 (Day 1) with provision for an additional 64 EVC spaces in future.

As such, the reduction in spaces is minimal and will not impact on the overall purpose in consolidating the existing surface level parking across the hospital campus.

² (LPA ref. CDN/20/07550) (LPA ref. CDN/21/0199) (LPA.ref CDN/21/0359) (LPA.ref CDN/21/0438) (LPA.ref CDN/21/0484) (LPA.ref CDN/21/0496) (LPA.ref CDN/21/0511).

Amendment to the Wording of Condition 16

As noted above, the construction of the development is progressing well. However, discussions are ongoing between the Trust and MCC with regards to the elevational treatment of the MSCP. Furthermore, the lead in time for the production of a sample panel is c. 20 weeks. As currently drafted, condition 16 requires the submission of all material to be used on external elevations to be submitted and approved by MCC prior to the commencement of construction of the MSCP. Due to the reasons noted above, the information required to be submitted to and approved by the City Council prior to the development commencing is not yet available and at risk of causing programme delays

Therefore, this NMA application seeks to amend the point at which the all material to be used on all external elevations of the MSCP shall be submitted and approved by MCC.

It is therefore proposed to amend the wording of condition 16, as follows:

~~Prior to the commencement of the construction of the multi-storey car park and cycle hub,~~ Prior to the installation of the external materials used on the multi-storey car park and cycle hub, all material to be used on all external elevations of the multi-storey car park and cycle hub development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management. The approved materials shall then be implemented as part of the development.

Basis of Determination

National Planning Practice Guidance (NPPG) confirms that what constitutes a ‘non-material’ amendment will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another.

The local planning authority must have regard to the effect of the change and be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

It is considered that the changes proposed are capable of being dealt with by way of a non-material amendment application – in that they do not change the scale, nature or extent of the approved scheme.

Evaluation of the Proposed Changes

Planning Policy Context and Appraisal

The following section seeks to outline the relevant adopted and emerging policy relevant to this non-material amendment application, which mainly relates to design and residential amenity. The relevant policy documents upon which these proposals will be assessed consists of:

- The Manchester Core Strategy
- Guide to Development in Manchester SPD (April 2017)
- National Planning Policy Framework (July 2021) (‘NPPF’)

Core Strategy Policy DM1 outlines key development management matters, to which all developments should demonstrate consideration as part of any planning application. The relevant matters include layout, scale, materials and appearance of the proposed development and effects on amenity.

Reference is made to the Guide to Development in Manchester SPD (April 2017) which recognises the importance of design in delivering sustainable development across the City and provides developers more detailed design related guidance. The NPPF recognises the importance of design and confirms that development should be visually attractive, sympathetic to local character, establish a strong sense of place and optimise the potential of the site, whilst creating places that are safe, inclusive and accessible, and which promote health and well-being.

As demonstrated in the revised plans, the proposed development remains to be of an appropriate scale and height,, whilst enhancing the overall efficiency and functioning of the MSCP No changes to the elevations or external appearance of the building are sought in this application, therefore this remains as approved.

As such, it is considered that the proposed amendments accord with the Core Strategy Policy DM1, the Guide to Development in Manchester SPD and the relevant provisions of the NPPF.

Conclusions

The proposed amendments, as detailed above and within the accompanying documents, do not change the scale nature and extent of the approved development nor do they alter the overall design quality of the scheme. The proposed amendments constitute non-material amendments to the approved scheme and are in accordance with relevant local and national policy.

I trust that you have sufficient information to register this application and look forward to receiving confirmation of receipt as soon as possible. However, if you have any queries or require any additional information, please do not hesitate to get in touch.

Yours sincerely



Will Hannah
Assistant Planner

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Appendix 1: Schedule of Architectural Plans/Drawings

Approved Plan	Action	Revised Plan
Level 0, Presentation Plan DR-A-20101 REV P01	Supersede	Level 0, Presentation Plan 20200-AFL-MSCP-00-DR-A-2011 Rev. PO1
Level 1, Presentation, Plan DR-A-20111 REV P01	Supersede	Level 1, Presentation, Plan 20200-AFL-MSCP-01-DR-A-2012 Rev. PO1
Level 2, Presentation, Plan DR-A-20121 REV P01	Supersede	Level 2, Presentation, Plan 20200-AFL-MSCP-02-DR-A-2013 Rev. PO1
Roof Level, Presentation, Plan DR-A-20191 REV P01	Supersede	Roof Level, Presentation, Plan 20200-AFL-MSCP-RF-DR-A-2019 Rev. PO1
Presentation, South & West, Elevations DR-A-20210 REV P02	Supersede	Presentation, South & West, Elevations 20200-AFL-MSCP-ZZ-DR-A-2022 Rev. PO1
Presentation, North & East, Elevations DR-A-20211 REV P02	Supersede	Presentation, North & East, Elevations 20200-AFL-MSCP-ZZ-DR-A-2023 Rev. PO1