

Planning

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Date: 15 March 2022

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 132931/NMC/2022

Description: Non material amendment to planning permission referenced 128563/FO/2020 to amend the Public Right of Way (PRoW) route, through the south of the site involving alterations to the wording of condition 3 (specified plans) and condition 9 (landscaping)

Location: North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

I refer to your application for a non-material amendment to planning permission reference 128563/FO/2020.

The proposed amendment relates to an amendment to the Public Right of Way (PRoW) route through the south of the site. This necessitates changes to the wording of conditions 3 and 9 which reference drawings which refers to the previously approved route. The replacement drawings submitted as part of this application highlight the amended route.

Following an assessment of the details submitted, I can confirm that the proposed amendment considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not have any significant, material or detrimental impact upon surrounding amenity or the character, appearance, function of the host site.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 128563/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 128563/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings numbered NMGNPH-GDA-XX-XX-DR-A-9001/P03, NMGNPH-GDA-ZZZZ-DR-A-9003/P03, NMGNPH-GDA-ZZ-ZZ-DR-A-9004/P02, NMGNPH-GDA-V0-ZZ-DR-A-9006/P02, NMGNPH-GDA-ZZ-ZZ-DR-A-9001/P02, NMGNPH-GDA-ZZZZ-DR-A-9002/P02, NMGNPH-GDA-ZZ-00-DR-A-9001/P01, NMGNPH-GDA-ZZ-01-DR-A-9001/P01, NMGNPH-GDA-ZZ-ZZ-DR-A-9005/P01, NMGNPH-GDA-ZZZZ-DR-A-9006/P01, NMGNPH-GDA-ZZ-ZZ-DR-A-9007/P01, NMGNPH-ITR-00-XXDR-L-0010/P12, NMGNPH-ITR-00-XX-DR-L-0012/P09, NMGNPH-ITR-00-XX-DRL-0013/P09 and, NMGNPH-ITR-XX-XX-DR-L-0024/P02 and NMGNPH-ITR-00-XX-DR-L-SK021_RevB received by the City Council as Local Planning Authority on 10 November 2020, 17 December 2020 and 11 February 2021 respectively.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

2) The development hereby approved shall be implemented in accordance with the submitted landscaping scheme detailed within drawings and document referenced NMGNPH-ITR-00-XX-DR-L-0011/P01, NMGNPH-ITR-00-XX-DR-L-0012/P09, NMGNPH-ITR-00-XX-DR-L-0013/P09, NMGNPH-ITR-VV-XX-SH-L-1000_P01, NMGNPH-ITR-VV-XX-SP-L-2000_P02, NMGNPH-ITR-00-XX-DR-L-SK021_RevB and the External Landscape Environment Strategy referenced NMGNPH-ITR-00-XX-RP-L-9002/P01 (parts 1-3) received by the City Council as Local Planning Authority on 10 November 2020 and 11 February 2022 respectively. The approved scheme shall be implemented not later than 12 months from the date of commencement of works. 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.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

Should you wish to discuss the matter further, please contact Steven McCoombe using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing