

29 October 2021

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David Lawless
Manchester City Council
Town Hall
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Ref: VINM3004

Dear Mr Lawless

NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 117847/FO/2017 AS AMENDED – TIERED CAR PARK

Further to our recent discussions, I have the pleasure in enclosing an application (PP-PP-10349029) for the approval of non-material amendments to the above planning permission submitted on behalf of Vinci / Integrated Health Projects (“IHP”), the contractor appointed by The Christie NHS Foundation Trust (‘the Trust’ or ‘the applicant’).

As the City Council is aware, planning permission was granted for the development of a Tiered Car Park (TCP) on the site of the existing Car Park off Cotton Lane at the Christie NHS Foundation Trust (‘the Trust’) in June 2019 (LPA Ref: 117847/FO/2017)¹:

“Erection of a 7.7 metres to 10.6 metres high tiered car park providing 8 levels of decked parking (semi-basement, ground floor level, levels 1 to 6) and reconfiguration of the surface-level car park with landscaping and associated infrastructure (including access roads, drainage, parking, fences and external lighting), following demolition of two accommodation buildings.”

The development has now commenced on site and is progressing well in accordance with the client’s project delivery programme. As a result of ongoing design development works, it has been identified that a number of non-material amendments are required. These refinements are necessary to ensure that the development can operate efficiently and effectively.

The suite of amendments sought has been discussed with the City Council prior to submission of this application. Details of the amendments proposed follows:

1. The introduction of a zebra crossing from the exit from Core 2 (West) and footpath across the Surface Car Park to the west of the Tiered Car Park.

¹ As amended by LPA Ref(s): 130499/NMC/2021; 130889/NMC/2021; and, 131066/NMC/2021

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2. A reconfiguration of the surface parking area and the Access Road to the North West of the vehicular entrance into the Car Park.
3. The reconfiguration of levels and realignment of the access road and surface parking spaces to East of the TCP to ensure the retention of existing trees to the East, as well as the associated reconfiguration of surface car parking spaces.
4. The reconfiguration of an area of the site layout such that it may be used for car parking as opposed to cycle parking (as originally approved).
5. The introduction of additional surface car parking spaces in former fenced Service Yard.
6. Increased openings at the Lower Ground Level East Elevation to provide ventilation compliance with Building Regulations Part F – and introduction of increased ventilation openings between Grid Lines 11 and 20, as detailed on to External Wall Elevations – North & East Drawing.
7. Introduction of a Substation Meter Cupboard

The changes proposed are reflected in the enclosed suite of revised plans / drawings. **Table 1** below provides a comprehensive summary of amendments sought to the relevant approved drawings detailed within Condition 2 (as amended by LPA Ref: 131066/NMC/2021).

Table 1: Drawing Schedule

Approved Plan	Action	Revised Plan
TCP-IBI-XX-XX-PL-A-100003 Rev P06_Proposed Site Plan	Supersede	TCP-IBI-XX-XX-PL-A-100003 Rev P11_Proposed Site Plan
TCP-IBI-XX-XX-PL-A-100004 Rev P02_Proposed Access Plan	Supersede	TCP-IBI-XX-XCX-PL-A-100004 Rev P03_Proposed Access Plan
TCP-IBI-XX-ZZ-EL-A-251009_External Wall Elevations - North & East (Planning)	Supersede	TCP-IBI-XX-ZZ-EL-A-251005 Rev P05_External Wall Elevations - North & East
-	Introduce	TCP-IBI-XX-XX-PL-A-100005 Rev P02_Substation Setting-out Plan
-	Introduce	DP2103 - 24 A - 2000x1660x2050 - HE Simm Ltd - Christie Staff Car Park

A suite of marked-up drawings has been prepared to support this submission and provides a comparison of the amendments sought against the suite of approved IBI drawings.

In addition to this, drawing TCP-IBI-XX-ZZ-SE-A-200013 Rev P01 SECTIONS THROUGH GRID LINE B, shows Comparative Sections through Grid Line B in two locations, at Grid Line G and at Grid Line K. The sections are submitted to visually demonstrate amendment 6 detailed above and show the proposed lowered L shaped Retaining Walls to permit appropriate levels of natural ventilation to meet the requirements of Part F of the Building Regulations.

Furthermore details of the proposed substation meter cupboard is detailed on drawing ref. TCP-IBI-XX-XX-PL-A-100005 Rev P02_Substation Setting-out Plan and ref: DP2103 - 24 A - 2000x1660x2050 - HE Simm Ltd - Christie Staff Car Park. The drawings shows the size, layout and build-up of the meter

cupboard and housing details including exterior colour. The cupboard is intended to house the metre associated with the substation supply and as such no noise will be emitted from the structure.

Finally and as noted in Point 4 above, the proposed amendments seek to reconfigure an area of the site such that it may be used for car parking as opposed to providing space for the storage of 26 cycles (as approved in permission LPA Ref: CDN21/21/0283).

In proposing this amendment the Trust wishes to highlight that the approved Oglesby Cycle Store (together with the cycle storage provision which has recently been made on the Bridge Club site) will have surplus capacity such that provision of 26 spaces associated with the TCP is no longer required.

The Oglesby Cycle Store was approved under application reference LPA ref: 126486/FO/2020). As approved, the Oglesby Cycle Store will provide capacity for 210 cycles. 140 of those spaces are required to satisfy the demand generated by the PRP development (LPA Ref: 123748/FO/2019) (as per the discharge of Condition application LPA Ref: CDN/21/0119 relating to Condition 24 of the PRP consent). The remaining 70 spaces were, at the time of Oglesby application, intended to replace spaces formerly located at the Nathan House Courtyard which have been lost during the PRP development. However, 40 of those spaces have since been provided on the Bridge Club site.

Therefore a surplus provision of 30 spaces will exist within the Oglesby Store, removing the need for dedicated provision on the TCP site and allowing a rationalisation and improvement of the layout of that development.

The Cycle Provision Plan (ref. rev 01) submitted with the application identifies the location of the Oglesby and Bridge Club cycle stores and confirms that they will provide sufficient capacity.

A parallel application relating to the re-discharge of Condition 14 attached to the Tiered Car Park planning permission (LPA Ref: 117847/FO/2017) as amended has been submitted and should be read in conjunction with this application.

ASSESSMENT

The aspects subject to this application are refinements necessary to ensure that the development can be delivered in a manner that ensures the development operates in an efficient and effective manner. The refinements include components that are required to ensure that the scheme accords with relevant building standards and best practice guidance. It is considered that these changes do not materially alter the nature or function of the proposed development as a whole, nor do they influence the quality of the development.

The approved development (as amended) granted consent for the delivery of 804 no. car parking spaces. This NMA application results in the reconfiguration of a number of areas of external surface car parking, and as a result of this a reduction of 1 no. space is proposed which, again, is not considered to be material. The proposed development therefore results in the delivery of 803 no. spaces, as detailed and shown on drawing ref. TCP-IBI-XX-XX-PL-A-100003 Rev P11_Proposed Site Plan.

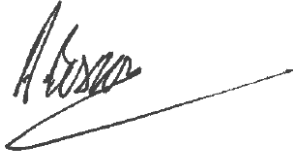
The proposed removal of cycle storage spaces is similarly immaterial in light of alternative provision which has been / will be made at The Christie and the improvements of the layout of the external areas of the TCP development this facilitates.

In light of the above, it was agreed that the proposed amendments are non-material in nature and represent necessary design refinements to ensure the safe and practical operation of the development.

I trust you have all the information required to confirm this amendment to the consented scheme.

Should you require any further information, please ensure contact either Mark Worcester (mark.worcester@turley.co.uk) or Will Hannah (will.hannah@turley.co.uk).

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Buxton', followed by a long, sweeping horizontal line.

Adam Buxton
Senior Planner

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