

Our ref:

Your ref: **128563/FO/2020**

FAO: Steve McCoombe
Senior Planner
Development Management North
Planning Building Control and Licensing
Growth and Development
Manchester City Council

27 January 2022

Dear Steve

NEW PARK HOUSE, NORTH MANCHESTER GENERAL HOSPITAL, DELAUNAYS ROAD, MANCHESTER, M8 5RB

S96A NON-MATERIAL AMENDMENT APPLICATION IN RELATION TO PLANNING PERMISSION 128563/FO/2020

Please find enclosed an application under Section 96A of the Town and Country Planning Act 1990 for a non-material amendment to the drafting of Condition 3 (Drawings and Documents) and 9 (Landscaping Scheme) of full planning permission 128563/FO/2020.

Proposed Amendments

The proposed condition wording should read as follows (changes in red):

Condition 3 (Drawings and Documents)

'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-ZZ-ZZ-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-ZZ-ZZ-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-ZZ-ZZ-DR-A-9006/P01, NMGNPH-GDA-ZZ-ZZ-DR-A-9007/P01, NMGNPH-ITR-00-XX-DR-L-0010/**P12**, NMGNPH-ITR-00-XX-DR-L-0012/**P09**, NMGNPH-ITR-00-XX-DR-L-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 and 17 December 2020 respectively.*

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

Condition 9 (Landscaping Scheme)

'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. 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 Core Strategy.'

Selected Relevant Planning History

Full planning permission 128563/FO/2020 was approved on 28 January 2021. This granted consent for:

'Erection of part single, part two storey building to form 150-bed adult mental health inpatient unit (AMHU) with associated access, parking, soft and hard landscaping, following demolition of existing buildings'

Following this, a s73 Minor Material Amendment application (ref: 132567/JO/2021) was submitted to the drafting of Condition 3 (Drawings and Documents), 9 (Landscaping Scheme), and 12 (Drainage) of 128563/FO/2020 to allow changes to the building footprint and design, minor landscaping changes, rerouting of drainage and alterations to the timescale for the submission of information relating to ground conditions. This application is currently pending consideration and has a target determination date of 22 March 2022.

Proposal

The below table identifies the document and plans approved under ref: 128563/FO/2020 to be superseded.

For the purposes of this s96A Non-Material Amendment application, the drawings submitted as part of the s73 Minor Material Amendment application have been updated to ensure consistency between the applications. However please note this application is only seeking consent for the amended Public Right of Way (PROW) route. All other changes since the approval of the full planning consent will be determined through the live s73 Minor Material Amendment application (ref: 132567/JO/2021).

	Approved Drawings	Replacement Drawings	Additional Drawings
Overall Landscape Site Plan	NMGNPH-ITR-00-XX-DR-L-0010/P01	NMGNPH-ITR-00-XX-DR-L-0010_P12_Overall Landscape Site Plan	n/a
Overall Site Landscape Plan with Topo Overlay	NMGNPH-ITR-00-XX-DR-L-0012/P01	NMGNPH-ITR-00-XX-DR-L-0012_P09_Overall Site Landscape Plan with Topo Overlay	n/a
Soft Landscape and Planting Strategy Plan	NMGNPH-ITR-00-XX-DR-L-0013/P01	NMGNPH-ITR-00-XX-DR-L-0013_P09_Soft Landscape and Planting Strategy Plan	n/a
Planning - Proposed Site Plan	NMGNPH-GDA-ZZ-ZZ-DR-A-9003/P01	NMGNPH-GDA-ZZ-ZZ-DR-A-9003_P03_Planning - Proposed Site Plan	n/a
Planning - Proposed Wider Site Plan	NMGNPH-GDA-ZZ-ZZ-DR-A-9004/P1	NMGNPH-GDA-ZZ-ZZ-DR-A-9004_P02_Planning - Proposed Wider Site Plan	n/a
PROW Proposed Route	n/a	n/a	NMGNPH-ITR-00-XX-DR-L-SK021_RevB_PROW Proposed Route

This Non-Material Amendment seeks to amend the Public Right of Way (PRoW) route through the south of the site.

As part of the original full planning application for 128563/FO/2020 it was proposed that the existing Public Right of Way (PROW) would be closed and redirected along the existing footpath along Eyam Road and Crescent Drive. As part of the Section 257 process, which the Transport Consultant has been leading on, a number of formal objections were received by the Ramblers Association to the closure of the footpath. As a result of this, the Design Team have been looking at alternative options to redirect the footpath and this application seeks consent for the proposed new location to the south of the site. The PRoW sits outside of the secure line boundary therefore the fence line will remain as existing. The Transport

Consultant has liaised with all of the footpath societies, and they have all confirmed they will not be objecting the revised proposals.

Conclusion

The required amendments outlined above are considered acceptable in accordance with Section 96A of the Town and Country Planning Act 1990 as the proposal is in accordance with the red-line site plan and would not cause an increase in permitted floor area or constitute a change of use.

Approval of this non-material amendment would be valid and create no planning harm. As a result, it is recommended as a proposal that the Council can support.

We look forward to written confirmation that the submitted information has been validated. If you require any further information, please do not hesitate to contact me at this office.

Yours sincerely



Anna Blackwell
Senior Planner

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Cc

1. Marc Reed- GMMH
2. Jen Aspinall- IHP
3. Laura Meyer- GL Hearn

Enc.

1. Application Form
2. Notice Certificate
3. NMGNPH-GDA-XX-XX-DR-A-9001_P03 - Planning - Location Plan
4. NMGNPH-GDA-ZZ-ZZ-DR-A-9003_P03_Planning - Proposed Site Plan
5. NMGNPH-GDA-ZZ-ZZ-DR-A-9004_P02_Planning - Proposed Wider Site Plan
6. NMGNPH-ITR-00-XX-DR-L-0010_P12_Overall Landscape Site Plan
7. NMGNPH-ITR-00-XX-DR-L-0012_P09_Overall Site Landscape Plan with Topo Overlay
8. NMGNPH-ITR-00-XX-DR-L-0013_P09_Soft Landscape and Planting Strategy Plan
9. NMGNPH-ITR-00-XX-DR-L-SK021_RevB_PROW Proposed Route