

22 November 2021

Delivered by via Planning Portal

David Lawless
Manchester City Council
Town Hall
PO Box 488
Manchester
M60 2JT

Ref: VINM3004

Dear David

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

On behalf of VINCI Construction UK Limited ('VINCI'), please find enclosed an application for a non-material amendment ('NMA') to vary the wording of condition 6 attached to the aforementioned planning permission.

The application is submitted via the Planning Portal (ref: PP-10373886) and comprises an electronic copy of the following documents:

- Completed Applications Forms
- This Covering Letter
- Location Plan (Reference: 163409-AFL- 00-00-DR-A-2013)

The requisite application fee of £234 has been paid online via the Planning Portal.

As this 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):

"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 broadly in accordance with the client's project delivery programme.

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In this time, various conditions have been discharged and the Council has also approved non material amendments to the scheme design. Currently, the Council has before it for determination an application for further non material amendments to scheme design (132115/NMC/2021), applications to re-discharge conditions 7 and 14 (CDN/21/0815), and applications to discharge conditions 4b, 8, 11 and 15 (CDN/21/0849).

This application relates to Condition 6 which states:

“No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) Verification report providing photographic evidence of construction as per design drawings;*
- b) As built construction drawings if different from design construction drawings;*
- c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.”*

Proposed Non-Material Amendment

As noted above, the construction of the development is progressing well. However, the information which is required to be submitted to and approved by the City Council prior to occupation / use of the development commencing is not yet available. This is because the below ground drainage scheme is only programmed for completion for the end of March 2022, along with the remaining external works package.

As the City Council is aware, the Tiered Car Park is scheduled to be handed over to The Christie on the 10th December and for use of the Tiered Car Park to commence immediately thereafter.

Given that the terms of Condition 6 (in its current form) cannot be satisfied for the reasons presented above, this NMA application seeks to amend the point at which the Tiered Car Park may be occupied/brought into use whilst retaining preclusion of the surface level parking until such time as details of the implementation of the related drainage infrastructure has been provided to the Council.

To this end, the variation sought is as follows:

The external car parking areas of the development hereby approved shall not be brought into use until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) Verification report providing photographic evidence of construction as per design drawings;*
- b) As built construction drawings if different from design construction drawings;*
- c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.”*

I trust that you have sufficient information to determine the application as submitted but please let me know if there is anything else you require

Yours sincerely

Will Hannah
Assistant Planner

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Appendix 1: Schedule of Architectural Plans / Drawings

Approved Plan	Action	Revised Plan
163409-AFL-00-00-DR-A-20000 Proposed Plan Level 0 & -1 P5	Supersede	TCP-IBI-XX-ZZ-PL-A-200001 Rev P05_Level 00 & B1 Proposed Plan
163409-AFL-00-00-DR-A-20001 Proposed Plan Level 2 & 1 P5	Supersede	TCP-IBI-XX-ZZ-PL-A-200002 Rev P04_Level 02 & 01 Proposed Plan
163409-AFL-00-00-DR-A-20002 Proposed Plan Level 4 & 3 P5	Supersede	TCP-IBI-XX-ZZ-PL-A-200003 Rev P05_Level 04 & 03 Proposed Plan
163409-AFL-00-00-DR-A-20003- Level Plan level 5-6 P5	Supersede	TCP-IBI-XX-ZZ-PL-A-200004 Rev P06_Level 06 & 05 Proposed Plan
163409-AFL-00-00-DR-A-20010 Proposed North & East Elevation P4	Supersede	TCP-IBI-XX-ZZ-EL-A-251009_External Wall Elevations - North & East (Planning)
163409-AFL-00-00-DR-A-20011 Proposed South & West Elevation P4	Supersede	TCP-IBI-XX-ZZ-EL-A-251010_External Wall Elevations - South West (Planning)
163409-AFL-00-00-DR-A-20012 Proposed Access Plan P4	Supersede	TCP-IBI-XX-XX-PL-A-100004 Rev P02_Proposed Access Plan
163409-AFL-00-00-DR-A-20013 Proposed Demolition Plan P3	Retain	n/a
163409-AFL-00-00-DR-A-20022 Existing Section A-A & B-B P4	Supersede	TCP-IBI-XX-ZZ-SE-A-200010 Rev P01_Section A-A and B-B
163409-AFL-00-00-DR-A-20023 Existing Section C-C & D-D P4	Supersede	TCP-IBI-XX-ZZ-SE-A-200011_Section C-C and D-D
163409-AFL-00-00-DR-A-20040 Visual Perspective 1 P4	Remove	n/a
163409-AFL-00-00-DR-A-20041 Visual Perspective 2 P4	Remove	n/a
163409-AFL-00-00-DR-A-20042 Visual Perspective 3 P4	Remove	n/a
163409-AFL-00-00-DR-A-20043 Visual Perspective 4 P4	Remove	n/a
163409-AFL-00-00-DR-A-20044 Visual Aerial 1 P3	Remove	n/a
163409-AFL-00-00-DR-A-20045 Visual Aerial 2 P3	Remove	n/a

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"Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 1 New York Street, Manchester M1 4HD."

163409-AFL-00-00-DR-A-20116 Proposed Elevations P5	Remove	n/a
163409-AFL-00-00-DR-A-20119 Proposed Development Area Plan P9	Supersede	TCP-IBI-XX-XX-PL-A-100003 Rev P06_Proposed Site Plan
163409-AFL-00-00-DR-A-20135 Existing Site Plan P5	Retain	n/a
163409-AFL-00-00-DR-A-20136 Location Plan P2	Retain	n/a
163409-AFL-00-00-DR-A-20137 Proposed Master Plan P4	Remove	n/a
163409-AFL-00-00-DR-A-20138 Proposed Landscape Plan P3	Retain	n/a