

12 November 2021

**Delivered via Planning Portal**

Jennifer Atkinson  
Manchester City Council  
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Ref: SHEM3007

Dear Ms Atkinson

**NON-MATERIAL AMENDMENT APPLICATION TO PLANNING PERMISSION REF. 127914/FO/2020:  
NORTH MANCHESTER GENERAL HOSPITAL, MANCHESTER**

On behalf of our client, Manchester University NHS Foundation Trust ('the Applicant'), I am pleased to enclose an application for a non-material amendment<sup>1</sup> to planning permission 127914/FO/2020 for proposed changes to the external elevations of the temporary modular accommodation requiring subsequent amendments to plan references within condition

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

- Completed application forms
- This covering letter
- Proposed Elevations, prepared by Sheppard Robson (drawing no. 21081-SRA-NM701-ZZ-RP-A-2112)
- Design and Access Statement Addendum, prepared by Sheppard Robson (ref. 21081-SRA-NM701-ZZ-RP-A-2110)

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

**Background**

In November 2020, the Applicant secured full planning permission (LPA Ref: 127914/FO/2020) for the proposed development of a temporary modular office building at the North Manchester General Hospital, Manchester. A full description of development is provided below:

*"Erection four storey office building (3,016 sqm) (Use Class E) and associated infrastructure for a temporary period of 5 years"*

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

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Since planning permission was granted, a number of discharge of conditions applications have been submitted to the Council to allow the Applicant to start on-site as soon as possible. The pre-commencement conditions were successfully determined by the Council in December 2020 (LPA ref. CDN/20/07550). An application to part-discharge the external materials condition 12 (prior to above ground works) was also successfully determined by the Council in March 2021 (LPA ref. CDN/21/0199).

A non-material amendment application (ref. 129810/NMC/2021) was also approved in March 2021. This application proposed minor amendments to the external elevations of the temporary modular accommodation building, as well as the relocation of the proposed condenser unit, which required subsequent amendments to plan references within conditions 4, 5, 16, 19 and 21.

## **Proposed Changes**

Since planning permission was granted in November 2020, the scheme has undergone a detailed design process. This resulted in the limited external changes approved in the aforementioned non-material amendment application (ref. 129810/NMC/2021). However, it has also resulted in a reconsideration of the timber cladding proposed to the façade and stair core on the southern elevation of the modular building.

Following the detailed design process, in order to improve the legibility of the building and improve the design quality, it is now proposed to install the timber cladding to the external stair cores on the southern and northern elevations.

The proposed design includes Siberian Larch cladding in 50mmx50mm profiles at 150mm vertical centres to the full extent of both external stair cores on the Southern and Northern elevations. Cladding to the Plastisol finished elevations is no longer proposed.

It is considered that the changes result in a high quality finish which is in line with the intent of the original design and enhances the Northern elevation to a similar level as the Southern elevation providing a more complete and balanced aesthetic.

As a result of the proposed amendments detailed above, the wording of condition 4 is required to be amended to refer to the revised elevation drawing no. 21081-SRA-NM701-ZZ-RP-A-2112 and Design and Access Statement Addendum (ref. 21081-SRA-NM701-ZZ-RP-A-2110).

## **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 and Design and Access Statement Addendum, the proposed development remains to be of an appropriate scale and height, with the amendments to the elevations maintaining the design quality of the building, whilst enhancing its legibility.

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



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**Senior Planner**

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