

25 June 2021

Delivered by via Planning Portal

David Lawless
Manchester City Council
Town Hall
PO Box 488
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Ref: VINM3004

Dear Mr Lawless

**NON-MATERIAL AMENDMENT OF CONDITION 3 ATTACHED TO PLANNING PERMISSION LPA REF:
117847/FO/2017 AS AMENDED BY LPA REF: 130499/NMC/2021**

On behalf of VINCI Construction UK Limited ('VINCI'), please find enclosed an application for a non-material amendment¹ ('NMA') to vary the wording of Condition 3 attached to planning permission LPA Ref: 130499/NMC/2021 (formerly Condition 15 attached to LPA Ref: 117847/FO/2017).

The application is submitted via the Planning Portal (ref: **PP-09969493**) and comprises an electronic copy of the following documents:

- Completed Applications Forms
- This Covering Letter
- 163409-AFL-00-00-DR-A-20136 - Location Plan P2, prepared by AFL

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

Background

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). The description of development is as follows:

"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 in accordance with the client's project delivery programme following the discharge of relevant conditions.

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

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In advance of the commencement of above ground works, a NMA application (LPA Ref: 130499/NMC/2021) was made to vary the wording of Condition 15 such that the “trigger point” for the submission / approval of the highway works be deferred until a later date in the construction programme and also to agree to a timescale for implementation of the proposed off-site highways works. This application was approved by Manchester City Council on 28 May 2021. The condition as amended reads:

“3) Prior to the first use of the development hereby approved, detailed technical drawings of the proposed off-site highway works on Wilmslow Road and Cotton Lane shall be submitted to and approved by the City Council as local planning authority. The approved details shall be implemented prior to the first use of the Paterson Redevelopment Project (subject of planning permission 123748/FO/2019).”

Current Proposal

Having reflected upon the terms of the revised condition wording relative to the intended construction programme, our client wishes to propose and secure approval for a further amendment to the wording of Condition 3 (formerly Condition 15) such that a proportion of the car park can be used prior the highway works being implemented, with the remainder to become available following completion of the highway improvement works. To this end, the variation sought is as follows:

“Prior to the first use of the development hereby approved, detailed technical drawings of the proposed off-site highway works on Wilmslow Road and Cotton Lane shall be submitted to and approved by the City Council as local planning authority. A maximum of 414 spaces within the car park hereby approved may be utilised on a daily basis prior to implementation of the approved highway works. The approved highway works shall be implemented prior to the remaining 404 spaces being brought into use”.

This variation ensures that the number of car parking spaces proposed to be brought into use before the highway works are implemented is equivalent to the number that existed within the application site at the time of the grant of planning permission 117847/FO/2017.

The highways improvements works to provide the increased capacity at adjacent junctions are then to be implemented before the additional 404 car parking spaces can be utilised.

For the avoidance of doubt, we wish to highlight that a further 93 car parking spaces are available to the Trust and are accessed via the Cotton Lane junction. These spaces are unrelated to the approved development as they are situated outside of the application site. These spaces similarly existed at the time of the previous application, remain available and the Trust will continue to use these spaces in advance of the highways works being implemented.

This further variation has been discussed with the City Council and the proposed agreed.

I trust the above is sufficient to validate and determine the application. However, should you require any further information please contact me directly.

Yours sincerely



Adam Buxton
Senior Planner

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