

12 July 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

Further to our recent discussions, I have the pleasure in enclosing an application¹ 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 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 with above ground works having commenced in accordance with the client’s project delivery programme.

IHP and the Trust have undertaken a review of the approved scheme and have identified a requirement to make a number of refinements to the design of the scheme to ensure that it can be delivered in accordance with relevant Building Regulations and best practice guidance.

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

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

External and Appearance Amendments

- Realignment of internal access road and reduction in number of existing / proposed surface level parking spaces (- 12).
- Removal of parking space for fire exit from Maggie's Centre (- 1).
- Provision of new gate in existing boundary wall to Cotton Lane for access to the existing fire hydrant (- 1).
- Introduction of external substation with reduction in number of parking spaces (- 2).
- Provision of sloped exit from Stair Core 1 for improve accessibility.
- Increase in width of stair core doors (North, South and West Lift Cores) (from single leaf opening to one and a half leaf) to provide the correct clear exit width of 1300mm.
- Introduction of external doors on the north elevation for access to a proposed plant room within the car park. These doors will be screened from view by a retaining wall.
- Adjustment of width of timber fin panel dimensions (100 to 400mm) to coordinate with structural grid.
- Introduction of canopies to Level 05 & 06 stair core entry doors – required to prevent water entry into the stair cores.
- Introduction of timber fins to rear elevation of stair core 3 and aluminium panels to the rear elevation of stair cores 1 & 2 (which would otherwise be an exposed concrete lift core in the approved scheme) to match the approved main elevations materials details submitted to secure the discharge of Condition 3.
- Projection of part of West face of North Core at Level 6 only to facilitate an increase in walkway width by approximately 300mm and to allow the doorway to the stair core to project outwards by approx. 200mm to provide a clear door swing within the stair core.
- Introduction of Roller Grilles to vehicular entrance to provide additional security to the car park during the periods in which it would not be in use.

Internal and Operational Amendments

- Plant-room, data-room and cleaner room introduced to ground floor (within approved building envelope).

Engineering Amendments

- Realignment of level of cladding panel joints to coordinate with structural steelwork rationalised to align with internal columns.
- Transition Gradients (1 in 12) introduced to internal access ramps within the car park to avoid cars scraping roofs / bottoming out during circulation around the car park.
- Ramp omitted from middle of car park between levels 4 & 5 resulting in the creation of car parking spaces (+ 8).
- Introduction of areas of block-work to rear (inside face) of aluminium cladding panels and green walls to comply with Building Regulations fire requirements in respect of the external envelope.

The changes proposed are reflected in the enclosed suite of revised plans / drawings as follows:

- TCP-IBI-XX-XX-PL-A-100003 Rev P06_Proposed Site Plan
- TCP-IBI-XX-ZZ-PL-A-200001 Rev P05_Level 00 & B1 Proposed Plan
- TCP-IBI-XX-ZZ-PL-A-200002 Rev P04_Level 02 & 01 Proposed Plan
- TCP-IBI-XX-ZZ-PL-A-200003 Rev P05_Level 04 & 03 Proposed Plan
- TCP-IBI-XX-ZZ-PL-A-200004 Rev P06_Level 06 & 05 Proposed Plan

- TCP-IBI-XX-XX-PL-A-100004 Rev P02_Proposed Access Plan
- TCP-IBI-XX-ZZ-SE-A-200010 Rev P01_Section A-A and B-B
- TCP-IBI-XX-ZZ-SE-A-200011_Section C-C and D-D
- TCP-IBI-XX-ZZ-EL-A-251009_External Wall Elevations - North & East (Planning)
- TCP-IBI-XX-ZZ-EL-A-251010_External Wall Elevations - South West (Planning)

As attached, Condition 2 of planning permission LPA Ref: 117847/FO/2017 requires the development to be carried out in accordance with a suite of approved plans.

The suite of revised plans (detailed above) are designed to supersede a number of the approved plans. In addition to this it is requested that reference to a number of other approved plans be removed in order to ensure that the scheme be delivered in accordance with the suite of revised drawings. **Appendix 1** provides a comprehensive summary of amendments sought to the schedule of approved drawings detailed within Condition 2.

Since approval of the planning application there has been changes in architect on the project (with AFL designing at the original application stage and IBI now appointed as delivery architect) and, as a result there is a difference in style of presentation of the revised plans.

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 AFL drawings. The marked-up suite of drawings is for reference only, and due to file size will be issued via email.

We therefore trust that the proposed amendments are communicated effectively.

ASSESSMENT

The external / engineering aspects subject to this application are refinements necessary to ensure that the development operates efficiently and effectively, and can be delivered in accordance with relevant buildings 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 granted consent for the delivery of 818 no. car parking spaces. The NMA application results in a reduction of 14 no. spaces (2% of provision) is proposed as a result of design refinement and recount of spaces along the Cotton Lane boundary which, again, is not considered to be material. The proposed development therefore results in the delivery of 804 no. spaces, as detailed and shown on drawing ref. TCP-IBI-XX-XX-PL-A-100003 Rev P06_Proposed Site Plan.

The internal aspects of the scheme, comprising the introduction of a plant-room, data-room and cleaner room to the ground floor; transition gradients to internal access ramps; and removal of ramp between levels 4 and 5 affect the internal arrangement of the development as consented. Again, these refinements are required for the effective operation of the development and have no impact on the external appearance of the building other than as described above.

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.
Please do not hesitate to contact me if you require anything further at this stage.

Yours sincerely

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

Adam Buxton
Senior Planner

adam.buxton@turley.co.uk

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

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

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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