Turley

7 July 2021
Delivered via the Planning Portal

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

Ref: VINM3006

Dear Mr Lawless

NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REFERENCE 123748/FO/2019, PATERSON REDEVELOPMENT PROJECT, UNDER SECTION 96A TOWN AND COUNTRY PLANNING ACT 1990.

On behalf of our client Integrated Health Projects, I am pleased to enclose an application for a non-material amendment (NMA) under Section 96A of the Town and Country Planning Act 1990 on the above planning application, which relates to the Paterson Redevelopment Project.

The proposed changes which the application seeks approval for are not deemed to be significant and are not of real substance or consequence as to have a material impact on the wider context of the overall scheme.

The application has been submitted via the Planning Portal (ref. PP-10016779) and comprises the following documents:

- Completed application forms
- This covering letter
- Design and Access Addendum, prepared by BDP (ref. PRP Design and Access Statement Addendum July 2021)
- External Compound Noise Break-Out Assessment, prepared by BDP (ref. External Compound Noise Break-Out Assessment PRP-BDP-Z01-XX-CO-YA-6011 P02)
- Drawings, prepared by BDP:
  - Proposed GA Plan – Ground Floor (ref. PRP-BDP-Z01-00-PL-A-0991 P03)
  - Proposed GA Plan – Level 01 (ref. PRP-BDP-Z01-01-PL-A-0991 P03)
  - Proposed GA Plan – Level 02 (ref. PRP-BDP-Z01-02-PL-A-0991 P03)
  - Proposed GA Plan – Level 03 (ref. PRP-BDP-Z01-03-PL-A-0991 P03)
  - Proposed GA Plan – Level 04 (ref. PRP-BDP-Z01-04-PL-A-0991 P03)
  - Proposed GA Plan – Level 05 (ref. PRP-BDP-Z01-05-PL-A-0991 P03)
  - Proposed GA Plan – Level 06 (ref. PRP-BDP-Z01-06-PL-A-0991 P03)
  - Proposed GA Plan – Level 07 (ref. PRP-BDP-Z01-07-PL-A-0991 P03)
  - Proposed GA Plan – Level 08 (ref. PRP-BDP-Z01-08-PL-A-0991 P03)

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

"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."

- Proposed GA Plan – Level 09 (ref. PRP-BDP-Z01-09-PL-A-0991 P03)
- Proposed GA Plan – Basement (ref. PRP-BDP-Z01-B1-PL-A-0991 P03)
- East Elevation (ref. PRP-BDP-Z01-XX-EL-A-2191 P06)
- North Elevation (ref. PRP-BDP-Z01-XX-EL-A-2192 P06)
- South Elevation (ref. PRP-BDP-Z01-XX-EL-A-2193 P06)
- West Elevation (ref. PRP-BDP-Z01-XX-EL-A-2194 P06)
- GA Section A-A (ref. PRP-BDP-Z01-XX-SE-A-3091 P03)
- GA Section B-B (ref. PRP-BDP-Z01-XX-SE-A-3092 P03)
- GA Section C-C (ref. PRP-BDP-Z01-XX-SE-A-3093 P03)
- Proposed GA Plan - Level 00 External Compound Layout (ref. PRP-BDP-Z01-00-PL-A-9001 P01)

The requisite application fee of £234.00 has been paid online.

BACKGROUND

Full planning permission (ref. 123748/FO/2019) was granted on 26 September 2019 for the following development at the location of the former Paterson Building, Wilmslow Road, Withington:

> *Erection a part 3, part 7 and part 10 storey building, plus a basement level, to accommodate biomedical research laboratories, consultant workspace, collaboration spaces, and an ancillary café, together with external storage and servicing compound, cycle storage facility, external hard and soft landscaping, and plant and equipment.*

In December 2020 MCC granted approval for a small number of non-material amendments to the external design of the building (ref. 128432/NMC/2020). The approval notice confirmed that the wording of Condition 3 attached to the original planning permission (ref. 123748/FO/2019) was thus revised so as to define the revised list of approved drawings and documents.

The process of design development and refinement has since continued to evolve and in March 2021 a package of further draft amendments was presented to your colleague Dave Roscoe and agreed to be non-material.

This non-material amendment application requests MCC's formal approval to the proposed changes (detailed below).

BASIS OF DETERMINATION

National Planning Practice Guidance (NPPG) confirms[1] 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, together with any previous changes made under section 96A.

In determining whether the proposed changes are non-material – in the context of the scheme as a whole – we would emphasise that the approved redevelopment of the Paterson Building is of a substantial scale, comprising much-needed cancer research facilities. The proposed changes to the approved Paterson Building are deemed very limited when considered in the context of the scheme as a whole and on this basis can be concluded to be non-material both individually and cumulatively.

[1] Paragraph: 002 Reference ID: 17a-002-20140306

PROPOSED NON-MATERIAL AMENDMENTS

A number of minor, non-material amendments are proposed to the scheme as a result of further design development. It is considered that these changes are merely design refinements, which seek to follow the approved design language and intent.

The proposed changes are as below, with a list of revised drawing references set out within **Appendix 1**. The revised drawings are to supersede those approved as part of permission reference 123748/FO/2019.[2]

As noted above all of the proposed amendments were presented to Dave Roscoe when visiting the site in March 2021, with the exception of the proposed amendments to the external waste storage area (with these changes being more recent adjustments).

The proposed amendments are as follows:

External Waste Store

Following consultation with relevant stakeholder groups, the external waste store has been remodelled, with the overall area of the external waste storage reducing.

This proposed amendments are shown in the updated Proposed GA Plan (Ground Floor) (ref. PRP-BDP-Z01-00-PL-A-0991 P03) and the updated External Compound Layout (ref. PRP-BDP-Z01-00-PL-A-9001 P02).

The enclosed External Compound Noise Break-out Assessment (ref. External Compound Noise Break-Out Assessment PRP-BDP-Z01-XX-CO-YA-6011 P02) assesses whether the updated proposals for the external waste storage area alters the conclusions of Chapter 8 'Noise and Vibration', Volume 2 of the Project Environmental Statement which formed part of the full planning permission (reference 123748/FO/2019).

The Assessment confirms that there is a negligible change in the external compound activity noise rating levels, which results in no change to the original Environmental Statement conclusions concerning external compound operational noise. The effects of noise from the external compound are still assessed to be within relevant acceptable thresholds and would not be significant.

Condition 25 requires further details of the external waste storage area prior to occupation, and specifically references drawing ref. PRP-BDP-Z01-00-PL-A-9001 Rev P01. It is proposed that this reference within Condition 25 is replaced by drawing ref. PRP-BDP-Z01-00-PL-A-9001 P02 Rev P02 to account for the proposed footprint reduction of the waste storage building.

Western Elevation – Louvres

The completed building services design requires the addition of two additional sets of louvres on Level 09 of the Western elevation. These louvres conform and co-ordinate with the approved design intent and are considered to offer a design improvement through the introduction of a new design element to break up the façade. The louvres will be of the same material and style as those already approved on the western façade.

The proposed amendments are shown in the updated West Elevation plan (ref. PRP-BDP-Z01-XX-EL-A-2194 P06) and within the Design and Access Statement Addendum.

[2] as amended by permission Non Material Amendment Consent 128432/FO/2020. In preparing this application we noted that the version of some of the plans referenced in the decision notice for NMA 128432/FO/2020 were incorrect. The decision notice references revision 02 for some plans whereas it should have referenced revision 03. The relevant plans submitted to MCC and available for inspection on the MCC website are clearly referenced revision 03.

East Elevation – Glazing

Follow consultation with relevant stakeholder groups and the development of the design of internal spaces, it has been identified that a small section of the ground floor elevation requires the installation of spandrel panels in order to provide required levels of privacy. The proposed glazed spandrel panels are of the same design to those already approved (pursuant to Condition 04) on the eastern façade. [3]

The proposed amendments are shown in the updated East Elevation drawing (ref. PRP-BDP-Z01-XX-EL-A-2191 P06) and within the Design and Access Statement Addendum.

South Elevation – Rainscreen

Within the approved application the vertical rainscreen cladding had a horizontal joint at floor level. Further to discussions with the façade contractor and in order to introduce a more human scale to the individual panels, the design has been revised to introduce additional horizontal joints centred between the floor level joints.

As a result the elevations will have a more refined appearance with the cladding modules being of c2m in length. It is considered that this offers a design improvement over the approved design, whilst still following the same approved design approach.

The proposed amendments are shown in the updated South Elevation drawing (ref. PRP-BDP-Z01-XX-EL-A-2193 P06) and within the Design and Access Statement Addendum.

Building Services

Level 03

Much of the necessary plant and other building services are located at rooftop levels, as per the approved scheme. This continues to be the case, with the proposed amended drawings now showing a revised design of the plant and building services on the rooftop of Level 03 following the ongoing development of the building services design.

The external balustrade as shown in the updated East Elevation drawing (ref. PRP-BDP-Z01-XX-EL-A-2191 P06) reflects the materials approved under the discharge of Condition 4 (ref. CDN/19/0968; CDN/21/0164).

Level 09

As established, much of the necessary plant and other building services are located at rooftop levels. This includes the building services and roof-mounted plant on the rooftop of Level 09.

The ongoing development of the building services design has result in a reduction in the height of the strobic fans / flue, thereby reducing their visibility in short and longer range views.

Additionally, the rooftop building services and plant are proposed to be screened and acoustically treated by an aluminium acoustic screen, where previously there were open 'cut-outs' in the design. This amendment has been influenced by advice from the client's consultant acoustician. The acoustic screen itself is to be set back from the building perimeter with a contrasting finish, allowing the original massing and design intention to be retained.

Not only does the introduction of the aluminium acoustic screen provide appropriate levels of acoustic insulation, but also visibly screens the rooftop plant, offering an improvement in the appearance in the design of the building particularly from longer range views.

The proposed amendments are shown in the updated East Elevation drawing (ref. PRP-BDP-Z01-XX-EL-A-2191 P06) and the Design and Access Statement.

[3] (ref. CDN/19/0968; CDN/21/0164

PLANNING APPRAISAL

The design intent remains as per the scheme approved as part of the original permission. The changes described above will include elements which are perceptible, but taken in the context of a major development they represent changes of such limited significant from a design perspective so as to be non-material.

They will not affect the overall design vision or objectives of the approved scheme, but are actually considered to offer a cumulative improvement, albeit a non-material improvement, to the design of scheme. Similarly, the proposed changes do not alter the conclusions reached in the approved Environmental Statement. It is considered that the scheme continues to be of high-quality, and therefore continues to accord with the adopted development plan as per the original permission.

The proposed changes do not introduce any new planning issues or material considerations that have not been previously considered, nor do the changes have any implications or material impacts outside of the application site.

Accordingly, the proposed changes are considered to be non-material in their context and effects, and therefore capable of being approved under Section 96A of the Town and Country Planning Act 1990, whilst remaining policy compliant. On this basis, it is considered that the non-material amendment application should be approved.

CONCLUSION

This application seeks permission for non-material amendments to permission ref. 123748/FO/2019[4]. These changes have arisen due to ongoing design development, alongside liaison with relevant stakeholders and partners.

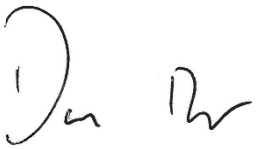
Specifically, it requests that the schedule of approved plans and drawings referenced within Condition 3 (see non-material amendment reference 128432/NMC/ 2020) be amended. Appendix 1 provides details how the plans submitted with this application supersede those previously approved.

It also seeks amendments to the wording of Condition 15 attached to the original planning permission 123748/FO/2019 such that the stated plan reference is updated to reflect the revisions to the external waste storage compound area.

It is considered that the proposed amendments remain in compliance with relevant local and national planning policy and as the proposed amendments do not change the scale, nature or extent of the approved scheme, especially when considered in the context of the scale of the original planning permission, they constitute non-material amendments.

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 with my colleague Mark Worcester (mark.worcester@turley.co.uk) or me.

Yours sincerely



Daniel Ramsay

[4] as amended through NMA permission (ref. 128432/NMC/2020).

Assistant Planner

daniel.ramsay@turley.co.uk

Appendix 1: Revised Drawing References (Condition 3)

The below provides a schedule of the approved drawing references which are remain unaffected by this NMA application.

It also provides a schedule of the proposed drawings submitted with this application which are intended to supersede the drawings referenced within Condition 3 of permission ref. 123748/FO/2019 (as identified within the NMA permission ref. 128432/NMC/2020).

Schedule of Approved Drawings (which remain unaffected by this NMA application)

Drawing Name	Approved Drawing Reference[5]
Enlarged Facade Elevation – Front	PRP-BDP-Z01-XX-EL-A-2195 P01
Enlarged Facade Elevation – Rear	PRP-BDP-Z01-XX-EL-A-2196 P01
Landscape Site Strategy	PRP-BDP-Z01-XX-PL-L-9002
Landscape Design Intent - Bike Storage	PRP-BDP-Z01-XX-PL-L-9003
Existing Paterson Plans - Demolition	PRP-BDP-Z01-00-PL-A-8001 P01
Existing Paterson Plans - Demolition	PRP-BDP-Z01-01-PL-A-8001 P01
Existing Paterson Plans - Demolition	PRP-BDP-Z01-02-PL-A-8001 P01
Existing Paterson Plans - Demolition	PRP-BDP-Z01-03-PL-A-8001 P01
Existing Paterson Plans - Demolition	PRP-BDP-Z01-04-PL-A-8001 P01
Existing Paterson Plans - Demolition	PRP-BDP-Z01-B1-PL-A-8001 P01
Existing Paterson Elevations - Demolition	PRP-BDP-Z01-XX-EL-A-8001 P01
Existing Paterson Elevations - Demolition	PRP-BDP-Z01-XX-EL-A-8002 P01
Existing Paterson Elevations - Demolition	PRP-BDP-Z01-XX-EL-A-8003 P01
Existing Paterson Elevations - Demolition	PRP-BDP-Z01-XX-EL-A-8004 P01
Existing Site Section - Demolition	PRP-BDP-Z01-XX-SE-A-8001 P01
Location Plan	PRP-BDP-ZZZ-XX-PL-A-9091 P01
Existing Site Plan	PRP-BDP-ZZZ-XX-PL-A-9092 P01
Proposed Site Plan - Roof Level	PRP-BDP-ZZZ-XX-PL-A-9093 P01

[5] In preparing this application, drafting errors on NMA approval 128432/NMC/2020 were noted. Where some plans are referenced as Revision 02 they should have been referenced as Revision 03 as is clearly indicated on relevant individual drawings. Hence the approved drawing references within the schedule use Revision 03 where applicable.

Schedule of Approved and Proposed Drawings

Drawing Name	Approved Drawing Reference[6]	Proposed Drawing Reference
Proposed GA Plan – Ground Floor	PRP-BDP-Z01-00-PL-A-0991 **P02**	PRP-BDP-Z01-00-PL-A-0991 **P03**
Proposed GA Plan – Level 01	PRP-BDP-Z01-01-PL-A-0991 **P02**	PRP-BDP-Z01-01-PL-A-0991 **P03**
Proposed GA Plan – Level 02	PRP-BDP-Z01-02-PL-A-0991 **P02**	PRP-BDP-Z01-02-PL-A-0991 **P03**
Proposed GA Plan – Level 03	PRP-BDP-Z01-03-PL-A-0991 **P02**	PRP-BDP-Z01-03-PL-A-0991 **P03**
Proposed GA Plan – Level 04	PRP-BDP-Z01-04-PL-A-0991 **P02**	PRP-BDP-Z01-04-PL-A-0991 **P03**
Proposed GA Plan – Level 05	PRP-BDP-Z01-05-PL-A-0991 **P02**	PRP-BDP-Z01-05-PL-A-0991 **P03**
Proposed GA Plan – Level 06	PRP-BDP-Z01-06-PL-A-0991 **P02**	PRP-BDP-Z01-06-PL-A-0991 **P03**
Proposed GA Plan – Level 07	PRP-BDP-Z01-07-PL-A-0991 **P02**	PRP-BDP-Z01-07-PL-A-0991 **P03**
Proposed GA Plan – Level 08	PRP-BDP-Z01-08-PL-A-0991 **P02**	PRP-BDP-Z01-08-PL-A-0991 **P03**
Proposed GA Plan – Level 09	PRP-BDP-Z01-09-PL-A-0991 **P02**	PRP-BDP-Z01-09-PL-A-0991 **P03**
Proposed GA Plan – Basement	PRP-BDP-Z01-B1-PL-A-0991 **P02**	PRP-BDP-Z01-B1-PL-A-0991 **P03**
East Elevation	PRP-BDP-Z01-XX-EL-A-2191 **P03**	PRP-BDP-Z01-XX-EL-A-2191 **P06**
North Elevation	PRP-BDP-Z01-XX-EL-A-2192 **P03**	PRP-BDP-Z01-XX-EL-A-2192 **P06**
South Elevation	PRP-BDP-Z01-XX-EL-A-2193 **P03**	PRP-BDP-Z01-XX-EL-A-2193 **P06**
West Elevation	PRP-BDP-Z01-XX-EL-A-2194 **P03**	PRP-BDP-Z01-XX-EL-A-2194 **P06**
GA Section A-A	PRP-BDP-Z01-XX-SE-A-3091 **P02**	PRP-BDP-Z01-XX-SE-A-3091 **P03**
GA Section B-B	PRP-BDP-Z01-XX-SE-A-3092 **P02**	PRP-BDP-Z01-XX-SE-A-3092 **P03**
GA Section C-C	PRP-BDP-Z01-XX-SE-A-3093 **P02**	PRP-BDP-Z01-XX-SE-A-3093 **P03**
Proposed GA Plan - Level 00 External Compound Layout	PRP-BDP-Z01-00-PL-A-9001 **P01**	PRP-BDP-Z01-00-PL-A-9001 **P02**

[6] In preparing this application, drafting errors on NMA approval 128432/NMC/2020 were noted. Where some plans are referenced as Revision 02 they should have been referenced as Revision 03 as is clearly indicated on relevant individual drawings. Hence the approved drawing references within the schedule use Revision 03 where applicable.