

25 May 2022

Delivered via Planning Portal

Jennifer Atkinson
Manchester City Council
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Town Hall, Albert Square
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Dear Jennifer

NMA APPLICATION PURSUANT TO PLANNING PERMISSION 128905/FO/2020, NORTH MANCHESTER GENERAL HOSPITAL, MANCHESTER, M8 5RL

On behalf of our client, Morgan Sindall Construction ('Morgan Sindall' / 'the Applicant'), I am pleased to enclose an application for a non-material amendment¹ to planning permission 128905/FO/2020 for proposed limited changes to the multi-storey car park and cycle hub (MSCP) at North Manchester General Hospital (NMGH).

The application has been submitted via the Planning Portal (ref. PP-11271257) and comprises electronic copies of the following information:

- This Covering Letter
- Completed Application Forms
- Level 0, Presentation Plan, prepared by AFL Architects (20200-AFL-NM110-00-DR-A-2011 Rev. P02)
- Level 1, Presentation Plan, prepared by AFL Architects (20200-AFL-NM110-01-DR-A-2012 Rev. P02)
- Level 2, Presentation Plan, prepared by AFL Architects (20200-AFL-NM110-02-DR-A-2013 Rev. P02)
- Roof Level, Presentation, Plan, prepared by AFL Architects (20200-AFL-NM110-RF-DR-A-2019 Rev. P02)
- Presentation, South & West, Elevations, prepared by AFL Architects (20200-AFL-NM110-ZZ-DR-A-2022 Rev. P02)
- Presentation, North & East, Elevations, prepared by AFL Architects (20200-AFL-NM110-ZZ-DR-A-2023 Rev. P02)
- Presentation, Section 1, Sections, prepared by AFL Architects (20200-AFL-NM110-ZZ-DR-A-2033 Rev. P02)

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

Background

In March 2021, Manchester University NHS Foundation Trust secured full planning permission (LPA ref. 128905/FO/2020) for the proposed development of a multi-storey car park and cycle hub with associated enabling works at the North Manchester General Hospital, Manchester. A full description of development is provided below:

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

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“Erection of a multi-storey car park and cycle hub (1,025 car parking spaces) in association with North Manchester General Hospital and associated enabling works comprising the demolition of five existing buildings; the provision of two areas of temporary car parking; service diversion works; landscaping and other associated works.”

Since planning permission was granted, multiple discharge of conditions applications have been submitted and successfully discharged by the Council to allow the Applicant to start on-site as soon as possible².

A Non-Material Amendment application was submitted in January 2022 (LPA ref. 132758/NMC/2022) to secure a reduction in building footprint and re-wording of condition 16 to amend the timescale for submission of material samples. This application was subsequently approved in February 2022

There is a pending discharge of condition application (LPA ref. CDN/22/0256) to discharge condition 16 (External Materials).

Proposed Changes

Since planning permission was granted in March 2021, the scheme has undergone a detailed design process. The general principles of the MSCP, such as orientation and arrangement, remain as first approved. The amendments sought relate to the reinforcement of the entrance canopy, the sprinkler compound fencing, green roof location and curtain walling material. These changes are discussed further below.

Sprinkler Compound Fencing

Due to the temporary nature of the sprinkler compound, it is proposed to amend the material of the sprinkler compound fencing, from the approved anodized bronze mesh, to black welded, security mesh panelling around the perimeter of the compound. The mesh panels provide an ideal solution for a wide variety of high security perimeter and access control applications. The climb resistant mesh with its small apertures and welds at each intersection eliminate foot and finger holds, prevent objects being passed through and is particularly effective against the use of conventional hand cutting tools. This amendment will maintain the security around the compound.

Entrance Canopy

Due to the size of the entrance canopy, it has become apparent that further reinforcement to enable the canopy to be built as approved, is required. It is therefore proposed to support the canopy through installing metal rods above it. This will ensure the original design intent of a ‘floating’ canopy is maintained and provide the necessary reinforcement. All other features of the canopy including the green roof will remain as approved.

This change will have a positive impact on the development and maintain the design intent of the canopy.

Amendments to Stair Core 1

For efficiency and functionality reasons, it is proposed to re-locate the green roof on the stair core, as approved, to the roof of the entrance canopy. As the green roof is being relocated, there will be no loss of this important feature and the benefits of this will remain as approved.

In addition to this, for the reasons set out above, the lift overrun located at stair core 1 is proposed to be finished in precast concrete, rather than bronze anodized mesh. This solution is considered appropriate for this small area which will not be visible at ground level.

² (LPA ref. CDN/20/07550) (LPA ref. CDN/21/0199) (LPA.ref CDN/21/0359) (LPA.ref CDN/21/0438) (LPA.ref CDN/21/0484) (LPA.ref CDN/21/0496) (LPA.ref CDN/21/0511).

Curtain Walling

It is proposed to amend the curtain walling material finish from an anodised metal finish to Polyester Powder Coating (PPC). PPC is designed to ensure the highest quality finish and therefore the design quality of the scheme will be maintained.

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 19902.

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 and maintain the overall design quality of the 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 above and in the revised plans, the proposed development remains to be of an appropriate scale and height, with the proposed changing maintaining the overall design quality of the MSCP originally approved. These changes are required to enhance the efficiency and functioning of the building.

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

A handwritten signature in black ink, appearing to read 'W. Hannah', with a stylized flourish at the end.

Will Hannah
Assistant Planner

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