

18 May 2021

Delivered by via Planning Portal

David Lawless
Manchester City Council
Town Hall
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Ref: VINM3004

Dear David

**NON-MATERIAL AMENDMENT OF CONDITION 15 ATTACHED TO PLANNING PERMISSION LPA REF:
117847/FO/2017 TIERED CAR PARK, THE CHRISTIE NHS FOUNDATION TRUST, WITHINGTON**

On behalf of VINCI Construction UK Limited ('VINCI'), please find enclosed an application for the approval of a non-material amendment¹ ('NMA') to the wording of condition 15 attached to the aforementioned planning permission.

The application is submitted via the Planning Portal (**ref: PP-08612976**) 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 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 programme, with above ground works scheduled to commence from 01 June 2021.

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

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Condition 15 of the aforementioned planning permission (Off-site Highways Works) states:

“Prior to the commencement of the above ground works, 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 then be implemented in accordance with a timescale to be agreed by the City Council as local planning authority.” [our emphasis]

As you will be aware from preceding email correspondence we have been advised that, notwithstanding the very best efforts of the Project Team, MCC Highway Engineers and other partners, there is still a significant amount of work required to finalise the design of the Section 278 works and to establish a legal agreement for the highways works associated with the junction of Wilmslow Road and Cotton Hill. As a consequence, the completion of the design work/ legal agreement prior to commencement of above ground works on the 01 June 2021 is not possible.

In the circumstances we seek the Council’s agreement to a minor-amendment to the wording of Condition 15 such that the “trigger point” for the submission / approval of the highway works is deferred until a later date in the construction programme.

To this end, the variation sought is as follows:

“Prior to the first use of the development hereby approved, ~~Prior to the commencement of the above ground works,~~ 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) in accordance with a timescale to be agreed by the City Council as local planning authority.”

It is considered that the variation proposed does not alter the overarching purpose or requirement of the condition. The intention of the variation is to defer the provision of relevant information to a more appropriate point in the construction programme and to link the implementation of works associated with the Tiered Car Park with the wider highways works associated with the Paterson Redevelopment Project and its first use. The proposed variation aligns with Condition 23 of the Paterson Redevelopment Project which requires highways improvements works to be implemented before that development is occupied.

The need to vary the trigger point of Condition 15 has been discussed with the City Council (on 17 May 2021) and the proposed variation agreed.

Given that above ground works are presently due to commence on the 1st June we would be grateful of the Council’s formal determination of the variation proposed.

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
Planner

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