

Planning

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Mr Daniel Ramsay
Turley
1 New York Street
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Date: 31 March 2021

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 129810/NMC/2021

Description: Non Material Amendment to planning permission 127914/FO/2020 to allow relocation of condenser unit and elevational alterations

Location: North Manchester General Hospital , Land South Of Ellis Drive, Manchester, M8 5RL

I refer to your application for a non-material amendment to planning permission reference 127914/FO/2020.

The proposal involves allow relocation of condenser unit and elevational alterations

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the visual and residential amenity of the development.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 127914/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 127914/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following additional drawings:

Drawings no. 20-074-BPA-OB-00-DR-A0-001 Rev C11, 20-074-BPA-OB-01-DR-A0-002 Rev C10, 20-074-BPA-OB-XX-DR-A0-004 Rev C6, 6512-SRA-E1-XX-DR-A-90801 REV P03 and Design and Access Statement ref. (Parts 1 - 8) (March 2021), prepared by Sheppard Robson stamped as received by the City Council, as Local Planning Authority, on the 22 March 2021

Drawings no. 20-074-BPA-OB-XX-DR-A0-015 Rev C11 and 6512-SRA-E1-XX-DR-A-00802 Rev P03 stamped as received by the City Council, as Local Planning Authority, on the 29 March 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

5) The development hereby approved, as indicated on drawing. 20-074-BPA-OB-XX-DR-A0-015 Rev C11 stamped as received by the City Council, as Local Planning Authority, on the 29 March 2021 and drawings 20-074-BPA-OB-01-DR-A0-002 Rev C10, 20-074-BPA-OB-XX-DR-A0-004 Rev C6 stamped as received by the City Council, as Local Planning Authority, on the 22 March 2021, can be occupied as offices (Use Class E) only and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

16) Prior to the first use of the development, the provision of 12 cycle spaces, as indicated on drawing 20-074-BPA-OB-XX-DR-A0-015 Rev C11 stamped as received by the City Council, as Local Planning Authority, on the 29 March 2021 shall be implemented prior to the first occupation of the residential element of the development hereby approved and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

17) Before first use of the development hereby approved, the windows in the south elevation, as indicated on drawing 20-074-BPA-OB-XX-DR-A0-015 Rev C11 stamped as received by the City Council, as Local Planning Authority, on the 29 March 2021 shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

19) The pedestrian route improvement works, as shown on drawing 6512-SRA-E1-XX-DR-A-90801 REV P03 stamped as received by the City Council, as Local Planning Authority, on the 22 March 2021, shall be implemented in accordance with these details prior to first use of the development hereby approved and retained and maintained for the duration of the temporary period outlined in condition 1.

Reason - To ensure that pedestrian enhancements are put in place pursuant to policy DM1 of the Manchester Core Strategy (2012).

21) Prior to the installation of the boundary treatment, as indicated on drawing 6512-SRA-E1-XX-DR-A-00802 Rev P03 stamped as received by the City Council, as Local Planning Authority, on the 29 March 2021, details of the scale and appearance of the boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the

development hereby approved and retained for the duration of the temporary period outlined in condition 1.

Reason - In the interest of security and visual amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing