

05 February 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 OF CONDITION 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 a non-material amendment¹ ('NMA') to vary the wording of condition 7 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."

A separate applications have been made to discharge the pre-commencement requirements of conditions 4a, 5 and 9 in order to facilitate the commencement of development works as soon as possible.

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

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This application relates to Condition 7 (Landscape Scheme) which states :

***"No development shall commence** until a detailed hard and soft landscaping scheme, based on the landscape drawing no. 163409-AFL-00-00-DR-A-20138 revision P3, has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the development becomes operational. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place."* [emphasis added]

Proposed Non-Material Amendment

Given the intended date for commencement of development (which will ensure that the car park is available for use prior to occupation of the Paterson Redevelopment Project building) this NMA application seeks to amend the point at which the details of the hard / soft landscaping scheme are to be submitted to and approved by the City Council such that they be provided prior above-ground works commencing.

This approach would provide VINCI with sufficient time to prepare the detailed hard and soft landscaping scheme without impacting on the commencement of below ground works once Conditions 4a, 5 and 9 are satisfied. It would also ensure that the City Council is able to consider / approve the relevant information at a more appropriate point in the construction programme.

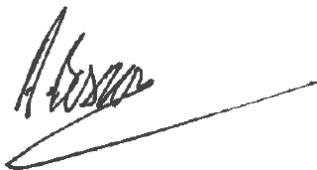
To this end, the variation sought is as follows:

***"Prior to above-ground works commencing,** ~~No development shall commence until~~ a detailed hard and soft landscaping scheme, based on the landscape drawing no. 163409-AFL-00-00-DR-A-20138 revision P3, shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the development becomes operational. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place."*

This variation does not alter the overarching purpose of the condition. The hard and soft landscaping scheme once approved, will still need to be implemented no later than 12 months from the date the development becomes operational.

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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