

19 March 2021
Delivered by email

Jennifer Atkinson
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Ref: SHEM3007

Dear Ms Atkinson

**NON-MATERIAL AMENDMENT APPLICATION TO PLANNING PERMISSION REF. 127914/FO/2020:
NORTH MANCHESTER GENERAL HOSPITAL, MANCHESTER**

On behalf of our client, Manchester University NHS Foundation Trust ('the Applicant'), I am pleased to enclose an application for a non-material amendment¹ to planning permission 127914/FO/2020 for proposed changes to the external elevations of the temporary modular accommodation requiring subsequent amendments to plan references within condition 4, 5, 16, 19 and 21.

The application has been submitted via the Planning Portal and comprises the following documents:

- Completed application forms
- This covering letter
- Updated application drawings, prepared by ESS:
 - Ground Floor General Arrangement, drawing no. 20-074-BPA-OB-00-DR-A0-001 Rev C11
 - Typical 1st, 2nd and Part 3rd Floor GA Plan, drawing no. 20-074-BPA-OB-01-DR-A0-002 Rev C10
 - Third Floor GA Plan, drawing no. 20-074-BPA-OB-XX-DR-A0-004 Rev C6
 - Proposed GA Elevations, drawing no. 20-074-BPA-OB-XX-DR-A0-015 Rev C11
- Updated application drawings, prepared by Sheppard Robson:
 - Proposed Pedestrian Route Improvement Works, drawing no. 6512-SRA-E1-XX-DR-A-90801 REV P03
- Design and Access Statement ref. 6512-SRA-E1-XX-DR-A-00802 Rev P03 (Parts 1 - 8) (March 2021), prepared by Sheppard Robson

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

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

Background

In November 2020, the Applicant secured full planning permission (LPA Ref: 127914/FO/2020) for the proposed development of a temporary modular office building at the North Manchester General Hospital, Manchester. A full description of development is provided below:

“Erection four storey office building (3,016 sqm) (Use Class E) and associated infrastructure for a temporary period of 5 years”

Since planning permission was granted, a number of discharge of conditions applications have been submitted to the Council to allow the Applicant to start on-site as soon as possible. The pre-commencement conditions were successfully determined by the Council in December 2020 (LPA ref. CDN/20/07550). An application to discharge the external materials condition (prior to above ground works) is currently pending determination by the Council (LPA ref. CDN/21/0199).

The scheme has also undergone a detailed design process with the modular accommodation provider (ESS) which has resulted in a number of changes to the external elevations to ensure maximum building efficiency and function and to minimise as much as possible any impact on residential amenity. The details of the proposed changes are set out below.

Proposed Changes

Relocation of Condenser Unit External Compound

Condition 15 on the aforementioned planning permission (LPA ref. 127914/FO/2020) requires all externally mounted plant, equipment and servicing to be selected and / or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.

As part of the discharge of conditions process, a noise assessment has been undertaken on the proposed condenser unit compound on the southern elevation of the building. However, the assessment has shown that at this location, the criteria in condition 15 cannot be achieved.

As such, in order to ensure compliance with condition 15, the condenser unit compound is proposed to be relocated to the northern elevation of the building whereby the noise criteria outlined can be achieved. The compound will be of the same scale and appearance of that consented.

Therefore, this proposed change is necessary to ensure compliance Condition 15 but without compromising the residential amenity of the adjacent dwellings. In this case, it is considered that the relocation of the condenser unit compound results in a betterment over the approved scheme as the plant compound will be located further away from and less visible to the adjacent dwellings, reducing any potential impact on residential amenity.

Elevation Changes

As detailed above, the scheme has undergone a detailed design process with the modular accommodation provider (ESS). The following external changes are necessary to ensure maximum building efficiency and function for future occupiers:

- Canopy introduced on the external staircases to provide weather protection in line with Building Regulations.
- Glazing introduced to the escape doors to increase light inside the modules. The glazing on the southern elevation will be obscured, as per condition 17 of the existing consent. The staircase on the southern

elevation also blocks any view into or out of the escape doors and therefore residential amenity will not be compromised.

- Building height increased by 446mm due to parapet and to achieve roof falls.
- Louvres added to the eastern elevation to ensure maximum ventilation and improve building efficiency.
- Plant room access door moved from the southern elevation to the western elevation to reflect re-location of condenser unit compound.

All other areas of the elevations will remain as approved. The amendments are considered to have minimal impact on the appearance of the approved development and ultimately ensure maximum building efficiency and function.

Footpath Re-Alignment

The approved proposed footpath improvement works to link the accommodation to Central Drive follows the path of the internal service road and included a new section of footpath requiring the removal of a small section of wall and the placement of a ramp. Upon further design development, it has become apparent that the provision of the new section of footpath is not feasible due to the construction programme of the New Park House development (ref. 128563/FO/2020).

Therefore, the alignment of the proposed footpath has been amended to connect to the existing footpath within the car park to the east, as indicated on drawing no. DR-A-90801 Rev P03. This is an existing pedestrian route which is marked out and therefore requires no improvement works other than ensuring the pathway is appropriately signed, which will be implemented as part of ongoing improvement works within that area.

Condition 4 (Approved Plans)

As a result of the proposed amendments detailed above, it is proposed to amend the wording of condition 4 on the planning permission to refer to the revised plans. The table below provides a summary of the approved plans and the proposed plans.

Approved Plans / Documents	Proposed Plans
Site Location Plan 6512-SRA-E1-XX-DR-A-00800 REV P02	As approved
Existing Site Plan 6512-SRA-E1-XX-DR-A-00801 Rev P01	As approved
Proposed Site Plan 6512-SRA-E1-XX-DR-A-00802 REV P02	Proposed Site Plan 6512-SRA-E1-XX-DR-A-00802 REV P03
General Arrangement – Ground Floor Plan 6512-SRA-E1-00-DR-A-20800 REV P02	Ground Floor General Arrangement 20-074-BPA-OB-00-DR-A0-001 Rev C11
Typical Upper Floor Plan 6512-SRA-E1-01-DR-A-20801 REV P02	Typical 1st, 2nd and Part 3rd Floor GA Plan 20-074-BPA-OB-01-DR-A0-002 Rev C10 Third Floor GA Plan 20-074-BPA-OB-XX-DR-A0-004 Rev C6

Approved Plans / Documents	Proposed Plans
General Arrangement – East Elevation 6512-SRA-E1-XX-DR-A-20830 REV P02	Proposed GA Elevations 20-074-BPA-OB-XX-DR-A0-015 Rev C11
General Arrangement – South Elevation 6512-SRA-E1-XX-DR-A-20831 REV P02	Proposed GA Elevations 20-074-BPA-OB-XX-DR-A0-015 Rev C11
General Arrangement – West Elevation 6512-SRA-E1-XX-DR-A-20832 REV P02	Proposed GA Elevations 20-074-BPA-OB-XX-DR-A0-015 Rev C11
General Arrangement – North Elevation 6512-SRA-E1-XX-DR-A-20833 REV P02	Proposed GA Elevations 20-074-BPA-OB-XX-DR-A0-015 Rev C11
Proposed Pedestrian Route Improvement Works 6512-SRA-E1-XX-DR-A-90801 REV P02	Proposed Pedestrian Route Improvement Works 6512-SRA-E1-XX-DR-A-90801 REV P03
Design and Access Statement 6512-SRA-E1-XX-RP-A-00002 Rev P02	Design and Access Statement 6512-SRA-E1-XX-DR-A-00802 Rev P03
Planning Statement	As approved
Crime Impact Statement	As approved
Tree Impact Report	As approved
Transport Statement	As approved

Condition 5 (Use)

As per the above amendments, the following plans referenced in condition 5 require updating as follows:

Approved Plan	Proposed Plan
General Arrangement – Ground Floor Plan 6512-SRA-E1-XX-DR-A-20800 REV P02	Ground Floor General Arrangement 20-074-BPA-OB-00-DR-A0-001 Rev C11
Typical Upper Floor Plan 6512-SRA-E1-00-DR-A-20801 REV P02	Typical 1st, 2nd and Part 3rd Floor GA Plan 20-074-BPA-OB-01-DR-A0-002 Rev C10 Third Floor GA Plan 20-074-BPA-OB-XX-DR-A0-004 Rev C6

Condition 16 (Cycle Spaces)

As per the above amendments, the following plan referenced in condition 16 requires updating as follows:

Approved Plan	Proposed Plan
General Arrangement – Ground Floor Plan 6512-SRA-E1-00-DR-A-20800 REV P02	Ground Floor General Arrangement 20-074-BPA-OB-00-DR-A0-001 Rev C11

Condition 19 (Pedestrian Improvement Works)

As per the above amendments, the following plan referenced in condition 19 requires updating as follows:

Approved Plan	Proposed Plan
Proposed Pedestrian Route Improvement Works 6512-SRA-E1-XX-DR-A-90801 REV P02	Proposed Pedestrian Route Improvement Works 6512-SRA-E1-XX-DR-A-90801 REV P03

Condition 21 (Boundary Treatments)

Following a review of conditions, the plan referred to in the condition is incorrect as this does not include any detail on boundary treatments. A separate plan was not submitted with the application showing boundary treatments and therefore the condition wording should be amended to refer to section 4.9.2 of the Design and Access Statement (6512-SRA-E1-XX-DR-A-00802 Rev P03).

Approved Plan	Proposed Plan
General Arrangement – Ground Floor Plan 6512-SRA-E1-00-DR-A-20800 REV P02	Section 4.9.2 of the Design and Access Statement 6512-SRA-E1-XX-DR-A-00802 Rev P03

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 these changes 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. Indeed the relocation of the condenser unit compound achieves a betterment on the approved scheme through being located at a further distance from the residential dwellings, thereby, reducing impact on residential amenity.

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

² PPG Paragraph: 002 Reference ID: 17a-002-20140306

- Guide to Development in Manchester SPD (April 2017)
- National Planning Policy Framework (February 2019) ('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 and noise.

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 in the revised plans and updated Design and Access Statement, the proposed development remains to be of an appropriate scale and height, with the amendments to the elevations maintaining the design quality of the building, whilst enhancing its operation and function. The relocation of the condenser unit to the northern elevation away from the adjacent dwellings ensures minimal impact on residential amenity whilst complying with condition 15 on the planning permission.

As such, it is considered that the proposed amendments accord with Core Strategy Policy DM1, the Guide to Development in Manchester SPD and the relevant provisions of the NPPF.

Conclusion

This application is required as a result of detailed design development which has resulted in a number of small amendments to the elevations to the approved scheme to improve the overall functioning of the building and links to the wider hospital site. In addition, the relocation of the condenser unit compound ensures compliance with condition 15 on the planning permission and minimises impact on residential amenity.

These 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



Olivia Carr
Senior Planner

olivia.carr@turley.co.uk