



Planning

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Date: 9 November 2020

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: 128273/NMC/2020

Description: Non-Material Amendment to planning permission 126139/FO/2020 to change roof top screen from expanded mesh to an aluminium louvred screen

Location: Wythenshawe Hospital , Floats Road, Manchester, M23 9LT

I refer to your application for a non-material amendment to planning permission reference 126139/FO/2020.

The proposed amendments relates to alterations to the appearance of top screen on the roof of the building.

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 have no significant material impact upon both the character and appearance of the hospital building or upon visual amenity.

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 126139/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 126139/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

- 1) The development must be begin no later than 15.04.2023

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

193174-AFL-00-00-DR-A-20103 stamped as received by the City Council as Local Planning Authority on the 05/02/2020
193174-AFL-00-00-DR-A-90101 stamped as received by the City Council as Local Planning Authority on the 05/02/2020
193174-AFL-00-01-DR-A-20103 stamped as received by the City Council as Local Planning Authority on the 05/02/2020
193174-AFL-XX-PD-A-20201 Revision P5 stamped as received by the City Council as Local Planning Authority on the 12/10/2020
72781-CUR-00-XX-DR-TP-05002_P01 stamped as received by the City Council as Local Planning Authority on the 18/02/2020
SK01 REV P1 stamped as received by the City Council as Local Planning Authority on the 18/02/2020
193174-AFL-00-00-DR-A-00105 stamped as received by the City Council as Local Planning Authority on the 05/02/2020
193174-AFL-00-00-DR-A-10100 stamped as received by the City Council as Local Planning Authority on the 05/02/2020
193174-AFL-00-PD-A-01101 stamped as received by the City Council as Local Planning Authority on the 05/02/2020
193174-AFL-01-PD-A-01101 stamped as received by the City Council as Local Planning Authority on the 05/02/2020
193174-AFL-XX-PD-A-01201 stamped as received by the City Council as Local Planning Authority on the 05/02/2020
193174-AFL-00-00-DR-A-00103 stamped as received by the City Council as Local Planning Authority on the 05/02/2020

Constuction Management Plan Rev A stamped as received by the City Council as Local Planning Authority on the 18/02/2020

Phase 1 Preliminary Risk Assessment, Curtins, dated 21 June 2019, Reference: 072781-CUR-00-XX-RP-GE-001 stamped as received by the City Council as Local Planning Authority on the 18/02/2020

Phase 2 Ground Investigation, Curtins, dated 30 September 2019, Reference: 072781-CUR-00-XX-RP-GE-002 (and updated wording to contain completed gas monitoring) stamped as received by the City Council as Local Planning Authority on the 18/02/2020
Email, Ground Gas Addendum, Curtins 11 February 2020

Calibration certificates for the gas monitoring equipment use stamped as received by the City Council as Local Planning Authority on the 23/03/2020

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.

3) The development hereby approved shall be carried out in accordance with the materials as set out in drawings:

193174-AFL-XX-PD-A-20201 Revision P5 stamped as received by the City Council as Local Planning Authority on the 12/10/2020

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The building shall be acoustically insulated in accordance with a scheme submitted under planning reference: CDN/20/0326. The documents that were submitted and approved are as follows:

Drawing 872-M5 Revision C
Drawing N7921-1 REV
HIROSS ICE NOISE DATA
HYPERCHOLL SPECIFICATION BOOKLET
NOISE - HEARING DATA

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

5) The development shall be carried out in accordance with Wythenshawe Hosptial Travel Plan - June 2020 submitted under planning reference: CDN/20/0424.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Core Strategy.

6) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

Should you wish to discuss the matter further, please contact Robert Tyrer using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing