

Paterson Redevelopment Project

Wilmslow Road, Withington

Appraisal of Proposed Non-Material Amendment

The Christie NHS Foundation Trust

October 2020

Turley

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1. Introduction

- 1.1 This report has been prepared by Turley on behalf of The Christie NHS Foundation Trust (“The Christie” and / or “the Applicant”).
- 1.2 This report supports an application made under Section 96A of the Town and Country Planning Act 1990 (as amended), and sets out a series of proposed non-material amendments to the external appearance of the approved Paterson Redevelopment Project (PRP) that are necessary to refine the scheme design.
- 1.3 The report’s principal purpose is to describe the proposed amendments and to present an appraisal to identify whether, and to what extent, the change to the scheme would affect or alter the approved physical design and the conclusions of the environmental assessments completed to support the original application. This is a key determinant to whether the proposals can reasonably be considered to be ‘non-material’

Background

- 1.4 For more than fifty years, the Paterson Building at The Christie Withington site was the home to top-class cancer research including research into lung cancer, melanoma, drug discovery, leukaemia and radiotherapy related research.
- 1.5 However, a devastating fire in April 2017 forced the evacuation of the Paterson Building and the relocation of many of its scientists and equipment to Alderley Park in Cheshire. This relocation has had a significant impact on research outcomes and is causing a number of operational and fiscal challenges.
- 1.6 The PRP provides an unprecedented opportunity to replace the Paterson Building with a world-leading facility for Manchester. It will enable cancer researchers and clinicians to work side-by-side in one building; understanding, and tackling the diversity and complexity of cancer to drive better outcomes for patients with the very latest discoveries and breakthroughs.
- 1.7 Manchester City Council (MCC) granted full planning permission¹ for the PRP on 26 September 2019. The description of development on the decision notice is as follows:

“Erection a part 3, part 7 and part 10 storey building, plus a basement level, to accommodate biomedical research laboratories, consultant workspace, collaboration spaces, and an ancillary café, together with external storage and servicing compound, cycle storage facility, external hard and soft landscaping, and plant and equipment.”
- 1.8 The full planning permission was approved subject to a number of conditions that control the way in which the development may be implemented.
- 1.9 Condition 3 confirms that the development shall be carried out in accordance with the listed drawings.

¹ Application reference: 123748/FO/2019

- 1.10 The application was also supported by a range of detailed evidence and information, such as Environmental Statement (“ES2019”) (including detailed assessments on townscape, air quality and noise), a Heritage Assessment, and a Transport Assessment. Appendix 1 lists the complete planning application documentation.

The Application

- 1.11 This submission relates to proposed non-material amendments to the approved drawings listed under Condition 3. These changes are necessary due to the design development work that has continued since the grant of planning permission to refine the scheme ahead of construction.

- 1.12 The changes are summarised below and described in further detail within section 2.

- A minor reduction in the overall height of the building;
- A minor alteration to the vertical fins on the Wilmslow Road glazed façade;
- Changes to the internal floor layouts through the development of internal spaces;
- A ‘fritted’ finish has been applied to some of the panels of the external façade to conceal solid internal walls; and
- Confirmation of rooftop plant design.

- 1.13 This application seeks to formally update Condition 3 of the full planning permission as set out in Table 2.1. It is supported by this environmental review report, which address the environmental effects assessed as part of the consented full planning permission.

Scope of Section 96A of the Town and Country Planning Act 1990

- 1.14 Section 96A(1) of the Town and Country Planning Act confirms that Local Planning Authorities may make changes to any planning permission relating to land in their area if they are satisfied that the change is not material.

- 1.15 Section 96A(2) goes on to state that in deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted. It is confirmed in Section 96A(3) that the power to approve non-material amendments includes the ability to impose new conditions on the permission or remove or alter existing conditions.

- 1.16 There is no statutory definition of what constitutes a non-material amendment. The Planning Practice Guidance confirms that this is because. *‘...it 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 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 1990’.*

- 1.17 The Planning Practice Guidance establishes the principle that whether an amendment to a scheme can reasonably be considered to be non-material will depend on the context of the change and its effect. Accordingly, it is necessary to consider the effect of the proposed changes in determining whether these are non-material and capable of being approved via Section 96A of the Town and Country Planning Act 1990.
- 1.18 As will be shown in this report, the changes proposed does not affect the form or function of the development, its high quality architectural design, or the development's environmental effects. Section 3 comprises a review against the original ES2019 and other environmental assessments completed to support the application to consider whether the changes proposed materially affect the development's environmental impacts. This informs a determination on the materiality of the proposed change.

2. Proposed Changes

- 2.1 The amendments to the Project are described in detail in the Design and Access Statement Addendum by project architects BDP. This Addendum also includes revised accurate visual representations (AVR) to show how the appearance of the proposed building will change.
- 2.2 The changes to the Project have arisen through the refinement of the detailed design and are summarised below:
- A minor reduction in the overall height of the building by 2.2m due to reduced floor to floor heights as determined by the mechanical and electrical servicing strategy.
 - A minor alteration to the vertical fins on the Wilmslow Road glazed façade at level two so that the spacing between fins matches that of levels three to six. This is an architectural design change to create better balance and proportion to the main façade.
 - Changes to the internal floor layouts through the development of internal spaces.
 - A ‘fritted’ finish to the outer pain of the external façade has been introduced to conceal solid internal walls that have been introduced through the development of internal spaces. The finish retains a glazed appearance to the external façade at street level.
 - Confirmation of MEP rooftop plant design. As a result of this, further detail is shown on the visuals in relation to the plant. This includes the rearrangement of strobic flues on roof level moving them further back from the Wilmslow Road frontage.
- 2.3 Table 2.1 below outlines the proposed changes to approved drawings listed under Condition 3:

Table 2.1: Summary of the Proposed Changes to the Approved Drawings

Drawing Name	Approved Drawings	New Drawing Reference	Summary of Change
Location Plan	PRP-BDP-ZZZ-XX-PL-A-9091 P01	No change	n/a
Existing Site Plan	PRP-BDP-ZZZ-XX-PL-A-9092 P01	No change	n/a
Proposed Site Plan – Roof Level	PRP-BDP-ZZZ-XX-PL-A-9093 P01	No change	n/a
Proposed External Compound Layout	PRP-BDP-Z01-00-PL-A-9001 P01.	No change	n/a

Proposed GA Plan – Ground Floor	PRP-BDP-Z01-00-PL-A-0991 P01	PRP-BDP-Z01-00-PL-A-0991 <u>P02</u>	Design development of the internal floor plan arrangement. Omission of the liftcore within the courtyard of the Christie.
Proposed GA Plan – Level 01	PRP-BDP-Z01-01-PL-A-0991 P01	PRP-BDP-Z01-01-PL-A-0991 <u>P02</u>	Design development of the internal floor plan arrangement. Omission of the liftcore within the courtyard of the Christie.
Proposed GA Plan – Level 02	PRP-BDP-Z01-02-PL-A-0991 P01	PRP-BDP-Z01-02-PL-A-0991 <u>P02</u>	Design development of the internal floor plan arrangement. Omission of the liftcore within the courtyard of the Christie.
Proposed GA Plan – Level 03	PRP-BDP-Z01-03-PL-A-0991	PRP-BDP-Z01-03-PL-A-0991 <u>P02</u>	Design development of the internal floor plan arrangement.
Proposed GA Plan – Level 04	PRP-BDP-Z01-04-PL-A-0991	PRP-BDP-Z01-04-PL-A-0991 <u>P02</u>	Design development of the internal floor plan arrangement.
Proposed GA Plan – Level 05	PRP-BDP-Z01-05-PL-A-0991	PRP-BDP-Z01-05-PL-A-0991 <u>P02</u>	Design development of the internal floor plan arrangement.
Proposed GA Plan – Level 06	PRP-BDP-Z01-06-PL-A-0991	PRP-BDP-Z01-06-PL-A-0991 <u>P02</u>	Design development of the internal floor plan arrangement.
Proposed GA Plan – Level 07	PRP-BDP-Z01-07-PL-A-0991	PRP-BDP-Z01-07-PL-A-0991 <u>P02</u>	Design development of the internal floor arrangement.
Proposed GA Plan – Level 08	PRP-BDP-Z01-08-PL-A-0991	PRP-BDP-Z01-08-PL-A-0991 <u>P02</u>	Design development of the internal floor plan arrangement.
Proposed GA Plan – Level 09	PRP-BDP-Z01-09-PL-A-0991	PRP-BDP-Z01-09-PL-A-0991 <u>P02</u>	Design development of the internal floor plan arrangement.

Proposed GA Plan – Basement	PRP-BDP-Z01-B1-PL-A-0991 P01	PRP-BDP-Z01-B1-PL-A-0991 <u>P02</u>	Design development of the internal floor plan arrangement.
East Elevation	PRP-BDP-Z01-XX-EL-A-2191 P01	PRP-BDP-Z01-XX-EL-A-2191 <u>P02</u>	Overall building height has been reduced. Façade fin redesign and introduction of fritted panels onto the facade.
North Elevation	PRP-BDP-Z01-XX-EL-A-2192 P01	PRP-BDP-Z01-XX-EL-A-2192 <u>P02</u>	Overall building height has been reduced. Façade fin redesign and introduction of fritted panels onto the facade.
South Elevation	PRP-BDP-Z01-XX-EL-A-2193 P01	PRP-BDP-Z01-XX-EL-A-2193 <u>P02</u>	Overall building height has been reduced. Façade fin redesign and introduction of fritted panels onto the facade.
West Elevation	PRP-BDP-Z01-XX-EL-A-2194 P01	PRP-BDP-Z01-XX-EL-A-2194 <u>P02</u>	Overall building height has been reduced.
Enlarged Facade Elevation - Front	PRP-BDP-Z01-XX-EL-A-2195 P01	No change	n/a
Enlarged Facade Elevation - Rear	PRP-BDP-Z01-XX-EL-A-2196 P01	No change	n/a
GA Section A-A	PRP-BDP-Z01-XX-SE-A-3091 P01	PRP-BDP-Z01-XX-SE-A-3091 <u>P02</u>	Overall building height has been reduced.
GA Section B-B	PRP-BDP-Z01-XX-SE-A-3092 P01	PRP-BDP-Z01-XX-SE-A-3092 <u>P02</u>	Overall building height has been reduced.
GA Section C-C	PRP-BDP-Z01-XX-SE-A-3093 P01	~~No change~~ PRP-BDP-Z01-XX-SE-A-3093 P02	Overall building height has been reduced.

3. Environmental Assessment Review

- 3.1 This section of the report considers how and to what extent the changes to the approved PRP scheme affect the conclusions of the ES2019 and the other supporting environmental assessments completed to support the planning application.
- 3.2 To inform this assessment, Turley has shared the proposed amendments with the relevant experts who prepared the ES2019 and sought their professional view on whether the proposals would alter their original conclusions. This is summarised below under each of the environmental matters considered in the Planning Statement (Turley, May 2019).

Access and Transportation

- 3.3 The proposed changes to the appearance of the approved development have been considered by the expert who prepared the Transportation Chapter of ES2019.
- 3.4 The level and type of traffic generated by the PRP will be unaffected by the proposed changes to the appearance of the approved development. Traffic generation from the scheme arises primarily during construction and from the additional staff associated with the PRP compared to the 2017 (pre-fire) levels.
- 3.5 In the context of the changes proposed, the proposed traffic movements will remain within the assumptions as set out in ES2019 and will not result in any material changes to the effects on noise as described in the ES2019.

Air Quality

- 3.6 The proposed changes to the appearance of the approved development have been considered by the air quality expert who prepared the Air Quality Chapter of ES2019.
- 3.7 The proposed changes to the appearance of the approved development will not generate any additional air quality effects to those considered under the consented scheme. The construction and operational effects will be unchanged and the PRP will operate within the assumptions that were set for construction activities, road traffic emissions, and combustion emissions from boiler plant and the proposed emergency generator.
- 3.8 The roof level will be slightly lower than the level used in the original assessment, but the proposed flue will remain 6 m above roof level. The reduction to the building's height could result in a negligible change to the ground-level concentrations of pollutants, but this will have no material impact on conclusions of the ES2019. In any event, Condition 16 of the PRP planning permission requires the final scheme for extraction and discharge of fumes, vapours and odours to be submitted and approved in writing before use commences.
- 3.9 In this context, this application will not result in any material changes to the effects on air quality as described in the ES2019.

Noise

- 3.10 The proposed changes to the appearance of the approved development has been considered by the noise expert who prepared the Noise Chapter of ES2019.
- 3.11 The proposed changes to the appearance of the approved development will not generate additional noise compared to the consented scheme. The construction and operation of the PRP will remain within the limits as set out in ES2019.
- 3.12 Therefore, this application will not result in any material changes to the effects on noise as described in the ES2019.

Townscape and Visual Impact Assessment

- 3.13 The proposed changes to the appearance of the approved development have been considered by the townscape expert who prepared the Townscape and Visual Impact Assessment (TVIA) Chapter of ES2019.
- 3.14 This is set out in an 'Addendum Note' (see Appendix 2) and the key conclusions are set out below
- The slight alterations to the façade treatment would not reduce the quality of the built form. The detailed architectural design of the PRP will remain of the highest quality. The direct effect on TCA1: The Christie Withington would remain Moderate Beneficial.
 - The reduction in overall height of the building would slightly reduce the visibility of the building in parts of the wider townscape. This would not be to the extent that the previously identified indirect effects on the Townscape Character Areas outside of the Site would change. These would continue to be Minor Neutral (TCA2: Didsbury Residential, TCA3: Withington Local Centre and TCA5: Fog Lane and Old Broadway) or Minor to Negligible Neutral (TCA4: Withington Residential).
 - The ES Chapter considered the effects on a range of visual receptors and 14 representative views (RVs). Due to the intervening presence of built form and mature vegetation, in many views experienced by visual receptors the changes to the building as a result of this application would not be discernible. As a proportionate approach, five of the 14 representative views have been revised to illustrate the changes.
 - A summary of how the proposed minor amendments would influence the views experienced by visual receptors, with reference to the associated representative views, is set out in full within the Addendum Note (Appendix 2). In summary, while the reduction in overall height of the building would slightly reduce the visibility of the building, and there would be slight alterations to views as a result of the minor amendments to façade treatment and plant, it would not be to the extent that it would materially alter the conclusions in ES2019 in respect to effects on visual receptors and representative views.

- 3.15 Therefore, this application will not result in any material changes to the effects on townscape and visual impact as described in the ES2019.

Built Heritage and Archaeology

- 3.16 The proposed changes to the appearance of the approved development have been considered by the expert who prepared the Built Heritage Chapter of ES2019 and Heritage Assessment.

- 3.17 This is set out in a 'Letter on Built Heritage Matters' (see Appendix 3), which concludes:

"Overall, having reviewed the proposed changes to the proposed building in the context of our understanding of the significance and setting of the identified heritage assets and our previous assessment, the judgements made and set out in the Heritage Statement are unchanged. It is concluded that the significance of the identified heritage assets would be sustained."

- 3.18 In respect to archaeology, the proposed changes to the approved scheme do not change the extent of built form and will therefore not result in any material changes to the effects on below-ground archaeology.
- 3.19 In light of the above, this application will not result in any material changes to the effects on built heritage as described in the ES2019, the Heritage Assessment and Archaeological Desktop Assessment.

Sunlight / Daylight / Overshadowing / Light Pollution

- 3.20 The proposed changes to the appearance of the approved development have been considered by the expert who prepared the Sunlight / Daylight / Overshadowing / Light Pollution Chapter of ES2019.
- 3.21 While the overall height of the building would slightly reduce, this has been assessed to not have a material impact on the conclusions of the chapter in ES2019. Although, it has been noted that the small reduction in height may slightly reduce some of the previously identified impacts.
- 3.22 In light of the above, this application will not result in any material changes to the effects on sunlight, daylight, overshadowing and light pollution as described in the ES2019.

Socio-Economics

- 3.23 The proposed changes to the appearance of the approved development have been carefully by the expert who prepared the Socio-Economic Chapter of ES2019.
- 3.24 The proposed changes to the appearance of the approved development will not alter the construction costs quoted in the socio economic chapter and therefore the construction phase employment and GVA levels quoted in the socio economic chapter remain valid.

- 3.25 In terms of the operational phase effects, the design changes to the height of the building, the elevational treatment, internal walls and other matters will not materially change the nature of the socio economic effects assessed in ES2019.
- 3.26 In light of the above, this application will not result in any material changes to the effects on socio-economics as described in the ES2019.

Climate Change

- 3.27 The proposed changes to the appearance of the approved development have been considered by the expert who prepared the Climate Change Chapter of ES2019.
- 3.28 The ES2019 conclusions are based on energy strategy and modelling results and these have not been affected or altered by the proposed design changes. The predicted operational carbon emissions will continue to be below the threshold that would be considered 'significant', and therefore the design changes proposed would still conclude negligible impact (not significant).
- 3.29 In light of the above, this application will not result in any material changes to the effects on climate change as described in the ES2019.

Wind Microclimate

- 3.30 The proposed changes to the appearance of the approved development have been carefully reconsidered by the expert who prepared the Wind Microclimate Chapter of ES2019.
- 3.31 This has confirmed that the proposed changes are not significant in terms of the wind environment and therefore, there will be no changes to the original assessment outcomes in ES2019.
- 3.32 In light of the above, this application will not result in any material changes to the effects on wind microclimate as described in the ES2019.

Biodiversity

- 3.33 The changes the approved scheme do not change the extent of built area or hard standing, nor are any changes to the approved landscaping areas. Accordingly, the amendments to the scheme will not result in any material changes to the ecological impacts previously assessed.

Drainage and Flood Risk

- 3.34 The changes the approved scheme do not change the extent of built area or hard standing. Accordingly the results of the Flood Risk Assessment completed in 2019 will remain the same, and the details of the drainage strategy will remain unaltered. Therefore proposed amendments will not result in any material changes to drainage and flood risk as previously assessed.

TV Reception

- 3.35 A Baseline Television Signal Survey and Television Reception Impact Assessment was submitted with the original application to determine the potential effects on the local reception of television broadcast services arising from the PRP. While the reduction in height may slightly improve television reception effects, the conclusion of this report remain valid.
- 3.36 It is important to note that the original assessment concludes that there are standard tried and tested mitigation solutions which can be implemented to ensure the quick and cost-effective restoration of reception for any affected viewers if the PRP is confirmed to be the source of a deterioration in signal quality. This is controlled via planning condition 21 of the original planning permission and this remains in place to control any concerns from local residents regarding their television reception.
- 3.37 Therefore proposed amendments will not result in any material changes to television reception as previously assessed.

Ground Conditions

- 3.38 The changes the approved scheme do not change the results of the ground investigations previously completed, as there will be no changes to the extent of built area. The amendment to the scheme will not result in any material changes to the effects on contamination, soils and geology, as previously assessed under the approved development.

Crime Prevention

- 3.39 A Crime Impact Statement was undertaken by Greater Manchester Police and this supported the original application. This statement demonstrates that, subject to the detailed design of the building incorporating the crime prevention measures recommended within the report the PRP is acceptable. The amendments to the approved scheme accord with the recommendation and in any case this will be controlled via planning condition 9 of the original planning permission that requires written confirmation of a Secured by Design accreditation.

4. Conclusions

- 4.1 This report is presented as part of the submission of an application made under Section 96A of the Town and Country Planning Act 1990 for a non-material amendment to alter the external appearance of the approved PRP.
- 4.2 The report's principal purpose is to present a summary of the proposed amendments to the scheme and provide an appraisal against the previously submitted ES2019 and other supporting environmental assessments to identify whether, and to what extent, the change to the scheme would affect or alter the conclusions of the environmental assessments. This is a key determinant to whether the proposals can reasonably be considered to be non-material.
- 4.3 This appraisal demonstrates that the proposed changes to the external appearance of the PRP will not diminish the building's high quality architecture, nor will it result in any material changes to the environmental effects presented in the ES 2019 and other environmental assessments (completed in May 2019 to support the planning application).
- 4.4 Therefore, to conclude:
- The proposed changes do not alter the nature or description of the development for which full planning permission was granted;
 - The proposed changes are consistent with the provision of the planning conditions attached to the full planning permission;
 - The proposed changes do not introduce any new planning issues or material consideration that haven't been previously considered;
 - The proposed changes have no implications on the general principles of the full planning permission and would continue to be consistent with the adopted development plan or the National Planning Policy Framework;
 - The proposed changes have no material implications on ES2019 and other environmental assessments (completed in May 2019 to support the planning application); and
 - The proposed changes have no implications or material impacts outside of the application site.
- 4.5 Accordingly, the change can be considered to be non-material in its context and its effects, and therefore capable of being approved under Section 96A of the Town and Country Planning Act 1990.

Appendix 1: Planning Application Documentation



Appendix 2: Townscape and Visual Addendum Note

Townscape and Visual Addendum Note

The Paterson Redevelopment Project – Section 96A Planning Application for Non-material Amendment

October 2020

Introduction

1. This Townscape and Visual Addendum Note has been prepared on behalf of The Christie Foundation Trust in connection with a Section 96A planning application for a non-material amendment to planning permission reference: 123748/FO/2019 for the erection of a part 7-storey and part 10-storey building (“the Paterson Redevelopment Project” and / or “PRP”) at The Christie Withington site that was approved in August 2019.
2. This Addendum Note describes the review undertaken by Turley Townscape and VIA of the potential changes arising from the non-material amendment to the development proposal, to the conclusions identified in the Townscape and Visual Impact Assessment (TVIA) Chapter, of the submitted Environmental Statement (ES). The Addendum Note should be read in conjunction with the Design and Access Statement Addendum produced by BDP, the selection of revised accurate visual representations (AVRs) set out in **Appendix 1** and Chapter 7 of the submitted Environmental Statement (ES) that supported the consented planning application.

Proposed Non-Material Amendment

3. The amendments to the Project are described in detail in the Design and Access Statement Addendum by project architects BDP. Revised AVRs to demonstrate the amendments have been produced for five of the representative views. The changes to the Project have arisen through the refinement of the detailed design. In summary, the following changes are considered relevant to the appraisal of effects on townscape character and visual amenity as set out in the previously submitted ES Chapter.
 - A minor reduction in the overall height of the building by 2.2m due to reduced floor to floor heights as determined by the mechanical and electrical servicing strategy.
 - A minor alteration to the vertical fins on the Wilmslow Road glazed façade at level two so that the spacing between fins matches that of levels three to six. This is an architectural design change to create better balance and proportion to the main façade.
 - A ‘fritted’ finish to the outer pane of the external façade has been introduced to conceal solid internal walls that have been introduced through the development of internal spaces. The finish retains a glazed appearance to the external façade at street level.
 - Confirmation of MEP rooftop plant design. As a result of this, further detail is shown on the visuals in relation to the plant. This includes the rearrangement of strobic flues on roof level moving them further back from the Wilmslow Road frontage.

Review of identified Residual Effects on Townscape and Visual Receptors

Embedded Mitigation

4. The mitigation measures previously identified related to the high architectural quality of the proposed building, through elevational articulation, detailing, material choice and roofline that is superior to that of the previous Paterson building. Improvements to public realm and the provision of active frontages were also incorporated to improve the streetscape. Architectural detailing was incorporated to break up the massing of built form. It is considered that the slight alterations to the façade treatment would not reduce the quality of the built form and the embedded mitigation measures would remain appropriate.

Effects on Townscape Character

5. The ES Chapter considered the effects on five townscape character areas (TCAs) within the study area. A significant Moderate Beneficial effect was identified on the TCA which the Project is located in – TCA1: The Christie Withington. The new building would continue to be noticeably taller than the existing Christie buildings and a prominent skyline feature, although the slight reduction in height would be discernible in close proximity. The changes to the façade treatment and plant level would not alter the identified key positive changes to the townscape which include: the introduction of built form of high quality design and construction; the introduction of an enhanced facility of international importance; the increased visual interest and biodiversity value; and, the increased vibrancy within the townscape. There would be no change to the identified effect on TCA1: The Christie Withington.
6. The reduction in overall height of the building would slightly reduce the visibility of the Project in parts of the wider townscape. This would not be to the extent that the previously identified indirect effects on the TCAs outside of the Site would change. These would continue to be Minor Neutral (TCA2: Didsbury Residential, TCA3: Withington Local Centre and TCA5: Fog Lane and Old Broadway) or Minor to Negligible Neutral (TCA4: Withington Residential).

Effects on Visual Receptors and Representative Views

7. The ES Chapter considered the effects on a range of visual receptors and 14 representative views (RVs). Due to the intervening presence of built form and mature vegetation, in many views experienced by visual receptors the changes to the Project as a result of the Non-Material Amendment application would not be discernible. As a proportionate approach, five of the 14 representative views have been revised to illustrate the changes (as set out in **Appendix 1**). The selected views were rendered AVRs from viewpoints where the greatest visual effects were anticipated. A summary of how the proposed minor amendments to the Project would influence the views experienced by visual receptors, with reference to the associated representative views, is set out below.
8. ***Pedestrians and road users on Wilmslow Road*** – The reduction in height of the building by 2.2m would slightly reduce the extent of built form that is visible in the longer distance views along Wilmslow Road (as demonstrated by RV 6 in the ES Chapter) and the building would appear slightly lower on the skyline. The building would continue to form a visual landmark which would draw attention to The Christie Withington site and reflect the reputation of this internationally important facility.
9. In mid-range views looking north and south along Wilmslow Road (as demonstrated by the revised AVRs for RV1 and RV4), the amendments to the façade treatment would be barely

discernible. When travelling alongside the frontage of the building, the adjustments to the glazing and the vertical fins would be noticeable but would not have a bearing on perceived quality of the building, its active frontages and enhanced public realm. The vertical fins would continue to break up the massing of built form. In some close range views from the eastern side of Wilmslow Road close to Withington Green, the plant on the lower building roof level would become more noticeable. This is due to the refinement of the MEP rooftop plant design since the production of the AVRs for the submitted ES. This would be a slight detrimental change to a small extent of much wider views, experienced within a localised area. This change would not detract from the overall quality of the proposed built form. The positive changes to views experienced along Wilmslow Road would be maintained.

10. The significance of effect experienced by the visual receptor would continue to vary from Major-Moderate Beneficial/Neutral to Minor Beneficial/Neutral.
11. ***Pedestrians and road users on Oak Road*** – From the western end of Oak Road, as demonstrated by RV2 from the ES Chapter, the Project would continue to be partially obscured by the Oak Road Treatment Centre and the Proton Beam Therapy Centre. The reduction in height would slightly decrease the extent of built form visible. The alterations to the Wilmslow Road façade would only be noticeable in close proximity to the Project and would not affect the overall architectural interest or quality of the building.
12. The significance of effect experienced by the visual receptor would continue to vary from Major-Moderate Beneficial/Neutral to Minor Beneficial/Neutral.
13. ***Pedestrians on Tatton Grove / Tatton View*** – Views of the Project would continue to be typically obscured by intervening built form to the north of The Christie Withington site and mature trees associated with Tatton Grove. During winter, when filtered views are possible (as demonstrated by RV3 in the ES Chapter), the extent of built form seen to the background of the view would slightly decrease, although would still be noticeably taller than other buildings that are visible. The alterations to the façade would not be discernible in these views. The Project would remain a background element of the visual receptors view and the significance of effect would continue to vary from Minor Neutral to Negligible.
14. ***Pedestrians and road users on Rathen Road and Kinnaird Road*** – Linear views along Rathen Road and Kinnaird Road would continue to be terminated by the Project. The reduction in height of the building would just be discernible but would not influence the identified effects on views and visual amenity.
15. As demonstrated by the revised AVR for RV8, the changes to the façade associated with the arrangement of fins and the ‘fritted’ finish to the external façade would be noticeable but would not have a bearing on the overall quality of the building and its impact on the view. At roof level, more of the plant would become visible but would continue to be filtered by the metallic vertical cladding panels and vertical fin screen. Similarly, for the views experienced along Kinnaird Road, as demonstrated by the revised AVR for RV13, the minor alterations to the façade would be discernible. This would not affect the quality of the new built form in the view and the positive influence of the active frontages. The alterations to the plant level due to the refinement of the MEP rooftop plan design, would also be noticeable in RV13. This includes the strobic flue now not being visible due to it being located out of view to the western side of the roof.

16. The significance of effect experienced by the visual receptor would continue to vary from Major-Moderate Beneficial/Neutral to Minor Neutral.
17. ***Pedestrians and road users on Cotton Lane*** – Views affected by the proposed minor amendment to the Project would be experienced to the western end of Cotton Lane, to the north of Withington Green. These views are demonstrated by the updated CGI provided in the Design and Access Statement Addendum. The new building would remain the dominant feature of these views, appearing slightly lower on the skyline due to the reduction in height. The alterations to the fin design and the glazing would be discernible, but would not reduce the perceived quality of the built form. At roof level, the plant would become more prominent. Although this would be a slight detrimental change, it would not detract from the overall quality of the landmark building.
18. The significance of effect experienced by the visual receptor would continue to vary from Major-Moderate Beneficial/Neutral to Minor Neutral.
19. ***Pedestrians and road users on Circular Road, Wensley Drive, The Circuit, Mayville Drive and Sandileigh Avenue*** – The minor amendments to the façade treatment would not be discernible in views experienced by this visual receptor. Views would continue to be restricted to occasional glimpsed views of the roofline of the Project from streets facing northeast such as The Circuit, Mayville Drive and Wensley Drive. Due to the reduction in height of the building, the visibility of the building on the skyline would reduce. In a number of views experienced from these streets, the Project would be obscured by intervening built form or elements of the roof and plant level would be barely discernible (as demonstrated by RV12 of the ES Chapter).
20. The significance of effect experienced by the visual receptor would continue to vary from Minor Neutral to Negligible.
21. ***Pedestrians and road users on Palatine Road*** – Views of the Project from Palatine Road would continue to be obscured by mature trees and buildings to the western side of The Christie. The reduction in height of the Project would further decrease the limited glimpsed of the new built form possible at junctions with Oak Road and the vehicular access points to The Christie.
22. The changes to views experienced by visual receptors on this road would continue to be Negligible.
23. ***Pedestrians and road users on Everett Road*** – There would be minimal changes to views experienced from Everett Road as the majority of amendments relate to the Wilmslow Road façade which would not be visible. The reduction in overall height of the building would slightly decrease the extent of built form that would be visible on the skyline. The rearrangement of the strobic flues to the western side of the building would slightly increase their visibility at roof level. The larger scale of the built form would continue to contrast with surrounding properties and increase the presence of The Christie. The perceived visual interest provided by the Project would remain.
24. The significance of effect experienced by the visual receptor would continue to vary from Minor Neutral to Negligible.
25. ***Pedestrians and road users on Arnfield Road*** – Views experienced from this residential street would continue to be largely unaffected by the Project due to the intervening presence of two storey residential dwellings and mature trees within gardens. In views from the junction with

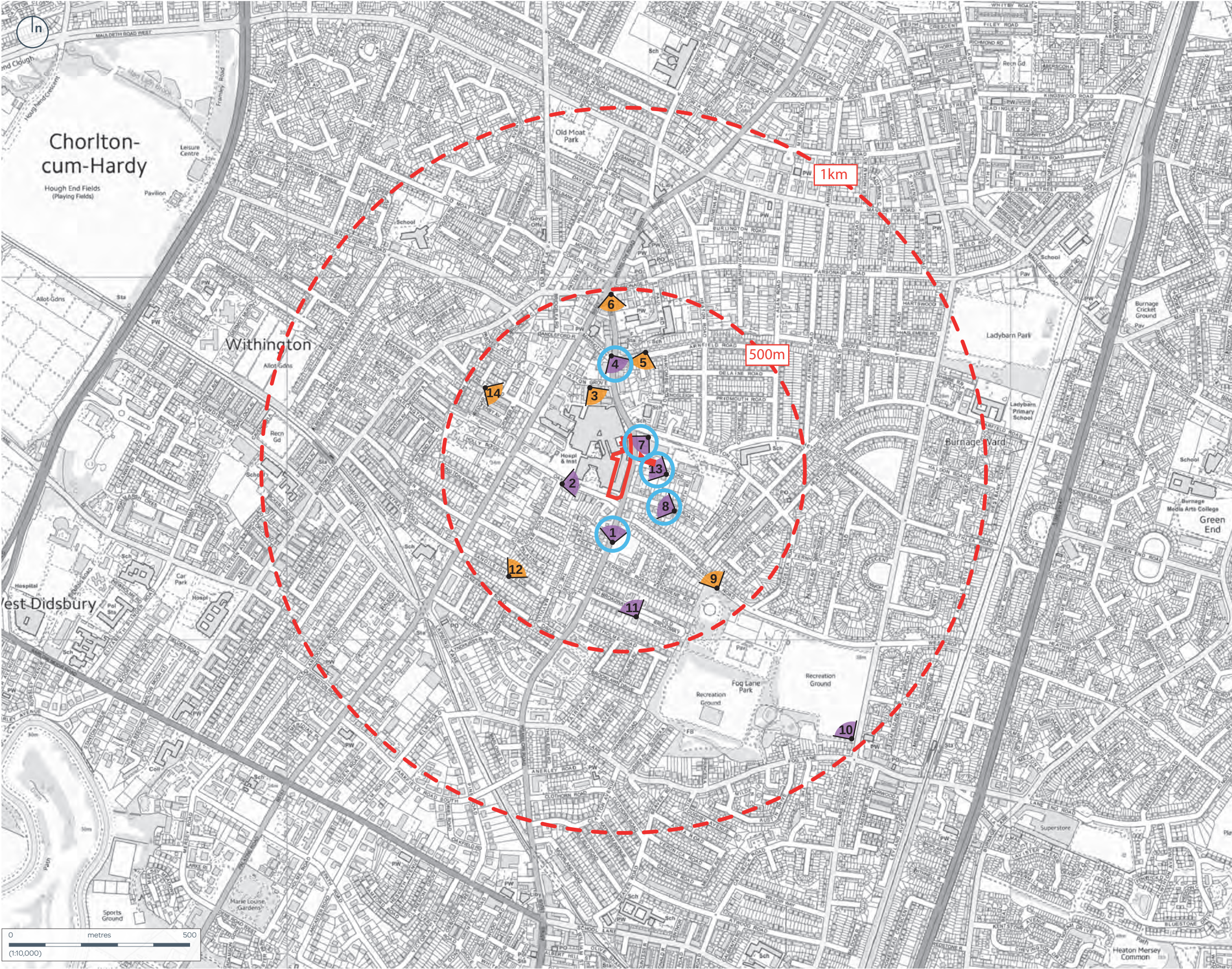
Ferngate Drive (as demonstrated by RV5 of the ES Chapter), the extent of built form visible on the skyline would slightly decrease due to the reduction in height. The minor amendments to the treatment of the façade would not be discernible in these views.

26. The significance of effect experienced by the visual receptor would continue to vary from Minor Neutral to Negligible.
27. ***Pedestrians on Old Broadway*** – The mature vegetation and residential properties along Old Broadway would continue to screen the majority of the Project. The extent of built form in glimpsed views, as demonstrated by RV11 of the ES Chapter, would slightly reduce as a result of the reduction in overall height of the building. The scale and appearance of the building would continue to contrast with the suburban appearance of the residential townscape in the foreground but would not detract from the character of the street.
28. The significance of effect experienced by the visual receptor would continue to vary from Minor Neutral to Negligible.
29. ***Public open space users of Fog Lane Park*** – The reduction in height of the building would slightly reduce the extent of built form that is visible in the views from Fog Lane Park (as demonstrated by RV10 of the ES Chapter). The plant level, including the strobic flues, and the upper storeys of the building would continue to be seen above the treeline. As with the consented scheme, this would not influence the open character of the park, but would contrast with the character of the parks low density, suburban context.
30. The significance of effect experienced by the visual receptor would continue to vary from Minor Neutral to Negligible.
31. ***Public open space users at Withington Green*** – As demonstrated by the revised AVR for RV7, as a result of the reduction in height of the Project, the new building would appear slightly lower on the skyline. It would remain the dominant feature in view experienced from the open space and would continue to create an increased sense of enclosure. The alterations to the arrangement of vertical fins to the façade would be noticeable, as would the fritted glass to the external façade. The vertical fins would continue to break up the massing of the built form. The minor amendments would not alter the perceived quality of the building in the view. A further change would be the increased visibility of plant to the lower building roof level. This change is following the refinement of the MEP rooftop plant design. This increased visibility would be a slightly detrimental change but would not detract from the overall quality of the building. The beneficial influences of the Project on the view as a result of the enhancements to public realm, increased activity at street level and increased visual interest as a result of a new high quality building would be maintained.
32. The significance of effect experienced by the visual receptor would continue to vary from Major-Moderate Beneficial to Moderate Beneficial.

Conclusion

33. The minor amendments to the Project would result in small changes to views experienced from the surrounding townscape. The changes would not reduce the overall quality of the proposed built form. There would be no significant change to the findings of the Townscape and Visual Impact Assessment ES Chapter. The conclusions of the assessment remain unchanged and valid.

Appendix 1: Revised Accurate Visual Representations by Hayes Davidson



Project Site boundary

Study area (1km radius from centre of Project Site)

1

Representative viewpoint - AVR1 wireline

1

Representative viewpoint - AVR3 render

Representative viewpoint - updated for NMA application

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Promap

CLIENT

The Christie NHS Foundation Trust

PROJECT

The Paterson Redevelopment Project

DRAWING:

Updated Representative Viewpoints

PROJECT NO.

VINM3006

STATUS

Final

DRAWING NO.

101

REVISION

00

DATE

October 2020

SCALE

1:10,000 @ A3

CHECKED BY

JE

Turley

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RV 1

View north from bus stop on Wilmslow Road.

Co-ordinates: E 384895.876, N 392263.250

Receptor Type: Pedestrians and road users on Wilmslow Road



Representative View 1: Consented



Representative View 1: Non-Material Amendment Submission

RV 4

View south from Wilmslow Road at the junction with Marriott Street

Co-ordinates: E 384895.683, N 392784.403

Receptor Type: Pedestrians and road users on Wilmslow Road



Representative View 4: Consented



Representative View 4: Non-Material Amendment Submission

RV 7

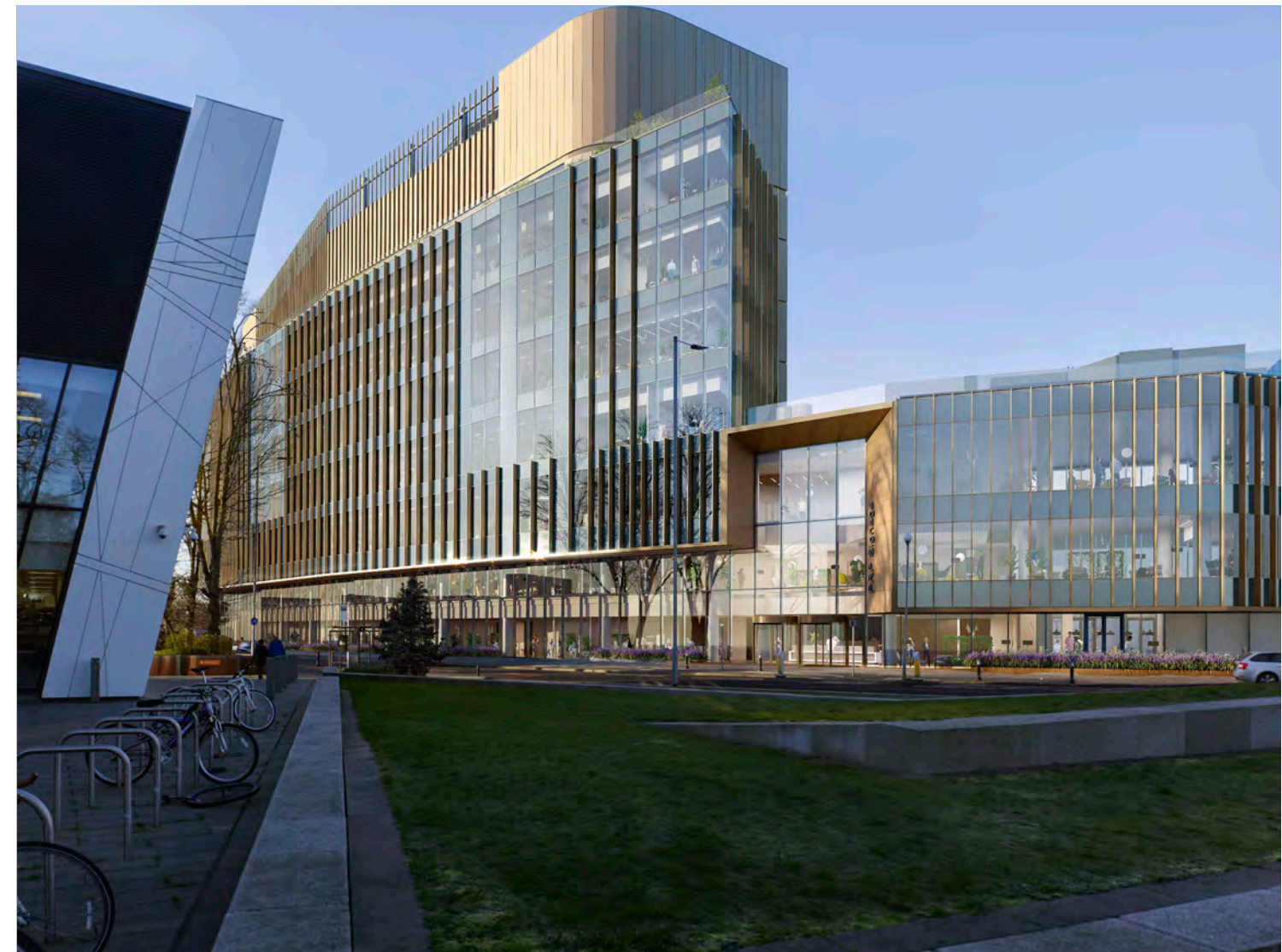
View southwest from public open space at the Manchester Cancer Research Facility

Co-ordinates: E 384992.457, N 392559.506

Receptor Type: Open space users at Withington Green



Representative View 7: Consented



Representative View 7: Non-Material Amendment Submission

RV 8

View west from Rathen Road at the junction with Frith Road

Co-ordinates: E 385084.122, N 392352.164

Receptor Type: Pedestrians on Rathen Road



Representative View 8: Consented



Representative View 8: Non-Material Amendment Submission

RV 13

View west from the southern pavement of
Kinnaird Road

Co-ordinates: E 385059.761, N 392456.799

Receptor Type: Pedestrians and road users on Kinnaird Road



Representative View 13: Consented



Representative View 13: Non-Material Amendment Submission

Appendix 3: Letter on Built Heritage Matters

26 October 2020

Delivered by email

Mr D Lawless
Planning
Strategic Development Directorate
Manchester City Council
P O Box 532
Manchester
M60 2LA

Ref: INTM3004

Dear Mr Lawless

PATERSON REDEVELOPMENT PROJECT | SECTION 96A PLANNING APPLICATION FOR A NON-MATERIAL AMENDMENT | LETTER ON BUILT HERITAGE MATTERS

We write on behalf of The Christie NHS Foundation Trust in connection with a Section 96A planning application for a non-material amendment to planning permission reference: 123748/FO/2019 which seeks to alter the external appearance of the approved Paterson Redevelopment Project (PRP).

The purpose of this letter is to consider whether this non-material amendment affects the conclusions reached in the Built Heritage ES Chapter and Heritage Assessment submitted with the approved planning application (dated May 2019).

The Heritage Assessment identified that whilst there are no designated or non-designated heritage assets within the Project Site, there are heritage assets within the surrounding area with potential to be affected by development within their setting and the significance of these assets was assessed.

It concluded, informed by an assessment of the impact of the Project, that the significance of the identified assets would be sustained, that the duty of S66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 could be satisfied and that the requirements of national and local planning policy could be met.

The ES Built Heritage Chapter identified that there were no significant environmental effects arising from the construction or operational phases of the Project on built heritage assets.

Non-Material Amendment

It was identified in the original Heritage Assessment that due to distance, the position of the listed buildings and intervening buildings and trees, the Project was likely to be visible to only a very limited extent from the grade II listed **Former White Lion Public House** or the associated **Stone Piers**, if at all. The proposed reduced height will lessen the extent to which the proposed building is visible from these

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assets. The minor adjustments to the building design do not alter our previous conclusions that the distinctiveness of the former public house and the way in which it is experienced as a landmark on the edge of the commercial centre of Withington would be unaffected. The significance of the Stone Piers, attributed to their aesthetic and historic interest, will be sustained.

We previously concluded that the Project would be visible from Wilmslow Road in the vicinity of the **Church of St Paul** in distant views and this will remain the case, albeit the building will be of reduced height. Due to the significance of the Church, distance, the filtering effect of trees and its setback position it is not considered that the elements of setting that contribute to the significance of the listed building will be affected. Its significance would be sustained.

The significance of the nearby grade II listed **Milestone**, attributed to its intactness and historic interest will not be affected by the proposed amendments.

We previously acknowledged that the Project would be clearly visible in views southwards from the **Red Lion Inn** in combination with the existing buildings of The Christie Withington site. We did however conclude that the significance of the grade II listed building, attributed to its vernacular character and strong historic interest would not be diminished. This conclusion is unchanged. The proposed reduction in building height and minor alterations to the building design do not affect this judgement. The proposed building will appear as a backdrop and will not impede views of the Red Lion. The Inn will remain clearly appreciable in views from Wilmslow Road and is already experienced in conjunction with existing buildings of the hospital complex in views westwards from Wilmslow Road.

It was recognised in the submitted Heritage Assessment that the Project would not be visible from the majority of **Withington Conservation Area** including the commercial core containing a number of the notable buildings of the conservation area or the secondary residential streets to the east and west. It was noted however that it would be clearly visible from Wilmslow Road and prominent in views southwards from the southern extent of the designated area and from Tatton Grove and the proposed building will continue to do so, despite the reduction in height. In these views the building will appear as a backdrop, in combination with the existing buildings of the Hospital. Although highly visible and taller than the prevailing buildings, the Project will not impede or obscure any important views or harm the ability to appreciate the built form, architectural interest and key buildings of the conservation area. It will not affect the ability to appreciate the mixed commercial and residential character of the area or undermine the historic interest of the conservation area, manifested by its built form.

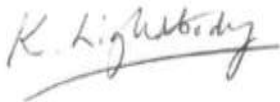
It was previously concluded that the Project would not be visible from a large part of **Old Broadway Conservation Area** due to distance and the screening effect of buildings. The extent of visual impact previously identified will be reduced. It remains very minor and not of the extent that the character and appearance and significance of the conservation area would be diminished. The Project would not detract from the cohesiveness of the formal composition or affect appreciation of the architectural interest of the existing dwellings lining Old Broadway.

We previously stated that the Project would also not be visible from a large part of the **Ballbrook Conservation Area**. Where visible from the northern extent of the designated area from Sandileigh Avenue and potentially in views northwards from the boundary with Wilmslow Road it was concluded that, due to distance, the proposed building would only be visible in very filtered and glimpsed views. It remains our conclusion that this very limited visibility would not compromise or harm the significance of the conservation area which is principally invested in its character and historic interest as an Edwardian and Victorian suburb.

Overall, having reviewed the proposed changes to the proposed building in the context of our understanding of the significance and setting of the identified heritage assets and our previous assessment, the judgements made and set out in the Heritage Statement are unchanged. It is concluded that the significance of the identified heritage assets would be sustained.

The conclusion of the 2019 ES Built Heritage Chapter that there were no significant environmental effects arising from the construction or operational phases of the Project on built heritage assets remains unchanged.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'K. Lightbody', with a stylized flourish at the end.

Katy Lightbody
Director, Heritage and Townscape

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