

02 September 2020

Delivered via Planning Portal

Mr David Lawless
Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M602LA

Ref: VINM3006

Dear David

SECTION 96A TOWN AND COUNTRY PLANNING ACT 1990, NON-MATERIAL AMENDMENT TO CONDITIONS 14 & 23 PURSUANT TO PLANNING PERMISSION REFERENCE 123748/FO/2019, PATERSON REDEVELOPMENT PROJECT.

On behalf of our client The Christie NHS Foundation Trust, I am pleased to enclose an application for a non-material amendment (NMA) under Section 96A of the Town and Country Planning Act 1990 on the above planning application, which relates to the proposed redevelopment of the Paterson Building.

The proposed changes which the application seeks approval for are not deemed to be significant and are not of real substance or consequence as to have a material impact on the wider context of the overall scheme.

The application has been submitted via the Planning Portal (ref: PP-09035287) and comprises the following documents:

- Completed application forms
- This covering letter
- Site location plan (drawing ref. PRP-BDP-ZZZ-XX-PL-A-9091_Location Plan _P01)

The requisite application fee of £234.00 (plus £25.00 service charge) has been paid online.

Background

Full planning permission (ref. 123748/FO/2019) was granted on 26 September 2019 following a resolution to approve at Manchester City Council planning committee for the following development at the location of the former Paterson Building, Wilmslow Road, Withington:

“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.”

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This application followed a devastating fire at the former Paterson Building which forced the evacuation and relocation of staff to Alderley Park. Manchester City Council granted consent for the demolition of the fire damaged Paterson Building in January 2019¹ and demolition works are due to be complete in January 2020.

The application for the redevelopment of the Paterson Building is going to deliver a world-leading cancer research facility, which will enhance The Christie's world-leading status and its ability to treat patients, detect cancer earlier, develop new treatments and drugs, and retain and attract the best talent.

This non-material amendment application relates to Condition 14 (Hard and Soft Landscaping Treatment Scheme) & Condition 23 (Highways) of the full planning permission.

Condition 14: Hard/Soft Landscaping

Condition 14 states:

"Above-ground construction works shall not commence until a hard and soft landscaping treatment scheme (including details of trees to be planted at the front of the development) 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 building is first occupied. 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."

The hard and soft landscaping treatment scheme is being progressed. However, due to delays with subcontractor engagements brought about by the implications of COVID-19, there has been a delay in the agreement and supply of the proposed landscaping treatments. As such, the landscaping treatment scheme cannot be finalised at this stage, and will not be available prior to above-ground construction works (as requested in Condition 14).

So as not to delay the commencement of above ground construction works, it is proposed the submission of the landscaping treatment scheme is delayed to allow the re-engagement of subcontractors following the delays brought about by the implications of COVID-19.

The proposed amendment to the wording of Condition 14 is set out below:

~~"Above-ground construction works shall not commence until a~~ **Prior to the commencement of a** ~~hard and soft landscaping treatment~~ **a detailed scheme for these works** ~~(including details of trees to be planted at the front of the development) shall be~~ ~~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 building is first occupied. 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 amendment is not deemed to be significant and is not of real substance or consequence as to have a material impact on the wider context of the overall scheme. The proposed amendment does not change the overall purpose of the condition which seeks to ensure the landscaping scheme is implemented not later than 12 months from the occupation of the development.

¹ Application references: 121526/DEM/2018 and 121527/FO/2018

Condition 23: Highways

Condition 23 states:

Prior to the commencement of above ground works, a detailed scheme for the offsite highway improvement works outlined below shall be submitted to and approved by the City Council as local planning authority. The approved scheme shall be implemented before the development hereby approved is occupied.

- *footway reinstatement and resurfacing*
- *amendments to TROs on Oak Road*

For similar reasons specified above, engagements between the contractor and MCC Highways to agree a scheme for the offsite highway improvement works has been delayed, which has been brought about by the implications of COVID-19. As such, and so as to avoid delaying the above ground construction works, it is proposed a detailed scheme for the offsite highway improvement works shall be submitted to MCC for approval prior to the commencement of these works.

The proposed amendment to the wording of Condition 23 is set out below:

*Prior to the commencement of ~~above ground works~~ **offsite highway improvement works**, a detailed scheme for ~~the offsite highway improvement~~ **these** works ~~outlined below~~ shall be submitted to and approved by the City Council as local planning authority. The approved scheme shall be implemented before the development hereby approved is occupied.*

- *footway reinstatement and resurfacing*
- *amendments to TROs on Oak Road*

This amendment is not deemed to be significant and is not of real substance or consequence as to have a material impact on the wider context of the overall scheme. The proposed amendment does not change the overall purpose of the condition which seeks to ensure the offsite highways improvement scheme is implemented prior to the occupation of the development.

Conclusion

The proposed changes are not deemed to be significant and do not change the purpose of the conditions. The proposed changes are not of real substance or have a material impact on the wider context of the overall scheme and the proposal will continue to comprise all of the components of the consented scheme and convey the same benefits.

We trust that sufficient information has been provided in order for the Council to validate the application and progress it to a successful determination. However, should you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely



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