

Planning

David Lawless
Telephone: 0161 234 4543
d.lawless@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Amy Longmore
Turley
1 New York Street
Manchester
M1 4HD

Date: 1 October 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: 127916/NMC/2020

Description: Non-material change to planning permission ref: 123748/FO/2019 to allow for a variation in the wording of condition nos. 14 (trigger for the submission of landscaping details) and 23 (trigger for the submission of the highway improvement works)

Location: Christie Hospital Nhs Trust , 550 Wilmslow Road, Manchester, M20 4BX

I refer to your application for a non-material amendment to planning permission reference 123748/FO/2019.

The details of the proposed amendments are:-

- a) revisions to the trigger for the submission of landscaping details (condition 14)
- b) revisions to the trigger for the submission of the highway improvement works (condition 23)

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the levels of residential and visual amenity and pedestrian and highway safety enjoyed within the vicinity of the site.

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 123748/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 123748/FO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) Condition 14 - Prior to the commencement of the hard and soft landscaping treatment scheme a detailed scheme of these works (including details of trees to be planted at the front of the development) 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 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.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

4) Condition 23 - Prior to the commencement of the highway improvement works, a detailed scheme for these works 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.

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

Reason - In the interests of pedestrian and highway safety, pursuant to Policy DM1 in the Manchester Core Strategy.

Should you wish to discuss the matter further, please contact David Lawless using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing