

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 142746/NMC/2025

**Date registered valid:** 22 April 2025

**Proposal:** Non material amendment application to planning approval reference 140400/JO/2024 to allow the following amendments: Reduction in the extent of the canopy over the main entrance; adjustment to transom height of the first-floor windows; amendment to include a flat bricked detail to the soffit at the head of the curtain walling; removal of plant enclosure to roof; and, correction to plans to show stair core for consistency across the approved drawings

**Address:** Withington Community Hospital, Nell Lane, Manchester, M20 2LR

**Ward(s):** Didsbury West Ward

**Applicant:** Manchester University, NHS Foundation Trust

**Agent (if any):** Melissa Lee Turley

**Case officer:** Robert Griffin  
Tel: 0161 234 4527  
Email: [robert.griffin@manchester.gov.uk](mailto:robert.griffin@manchester.gov.uk)

**Recommendation:** APPROVE

**Date of recommendation:** 14.05.2025

## **Application details**

**Type of application:** Non-Material Change Application

**Development type:** Notifications

**Date of site visit:** None required for NMA

### **Standard consultations:**

No consultations have been printed and sent.

### **Neighbour notifications**

No neighbour notifications have been printed and sent.

### **Site notice**

No site notice has been produced

### **Press advert**

No press advert had been published

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## **Description of site/building**

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** 4 TPO trees are located in the application site on the Burton Road frontage of the site and a further TPO tree lies immediately adjacent the north of the application site on the Burton Road frontage

## **Description of area**

The application site comprises a 0.9 hectare rectangular site located within the southern part of the existing Withington Community Hospital site. To the north of the site is the existing hospital building, to its southern boundary is Fielden Road, to the east is Burton Road whilst to the west is the existing Buccleuch Lodge – a small nursing home facility. Burton Road local centre lies immediately to the north of the Hospital site.

The site prior to its redevelopment as part of the Community Hospital in the mid 2000s formed part of the wider Withington Hospital site predominantly located to the north-west of the application site, the majority of the hospital buildings – save for those elements that were listed-were cleared and redeveloped for housing and offices.

Beyond the sites boundaries lie residential areas with two storey Victorian terrace properties found along Burton Road to the east, Nell Lane to the north, with larger two and three storey Victorian semi-detached properties to the south. The western boundary of the Albert Park Conservation Area lies along Burton Road to the east and south of the application site, the application site is not located within the Conservation Area.

The site is located in proximity to a number of bus stops along Burton Road whilst the Burton Road Metrolink Station is situated approximately 0.6km north of the site. The existing car park within the wider Hospital site is located to the north of the application site and provides 440 no. car parking spaces. Access is gained to the main hospital and car park via a priority junction with Nell Lane, where there are parking barriers set back from the access junction.

### **Description of development**

Planning permission reference 137537/FO/2023 was granted on the 15th December 2023 following resolution by the City Council's Planning and Highways Committee to approve at its meeting on the 14th December 2023. Permission was granted for the erection of a two storey building to form a community diagnostics centre, alongside the proposed building the proposals include landscaping, a patient and delivery drop off area and 6 no. accessible parking spaces as part of the reconfigured site.

A subsequent application to vary the planning approval (reference 140400/JO/2024) was approved in August 2024 to allow modifications to the services and size of building required.

This current non-material amendment application seeks to :

- Removal of canopy above main entrance and implementation of more localised canopy over entrance door.
- Adjustment to transom height of the first floor windows to match the internal ceiling level. This results in the spandrel panel zone being larger (the raked ceiling has been retained to the GF waiting area to retain window heights)
- The stepped brick soffit at the head of the curtain walling of the stair cores at the corners of the building have been removed.
- Amends to elevation plans to remove dotted line relating to 'plant enclosure' which is no longer required based upon the plant and equipment to be installed.
- Amends to elevation plans to show stair core, as shown on the previously approved section plans, this amendment is required as a procedural measure to ensure consistency.

### **Consultations & Notification Responses**

WDRA – Raise no objections to the amendments proposed but make comments around ensuring roof top plant and equipment does not raise issues for local residents and also make comments about the maintenance and management of existing landscaping at the wider site. The concerns around maintenance and management of landscaping have been forwarded to the applicant.

### **Materiality**

Section 96A of the 1990 Act (as inserted on 1st October 2009 by sec.190 of the Planning Act 2008) allows a local planning authority in England to make a change to any planning permission relating to land in its area if it is satisfied that the change is not material this includes alterations to conditions of an approval. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, on the planning permission as originally granted. The current application seeks a non-material amendment to the permission to allow for:

- Removal of canopy above main entrance and implementation of more localised canopy over entrance door.
- Adjustment to transom height of the first floor windows to match the internal ceiling level. This results in the spandrel panel zone being larger (the raked ceiling has been retained to the GF waiting area to retain window heights)

- The stepped brick soffit at the head of the curtain walling of the stair cores at the corners of the building have been removed.
- Amends to elevation plans to remove dotted line relating to 'plant enclosure' which is no longer required based upon the plant and equipment to be installed.
- Amends to elevation plans to show stair core, as shown on the previously approved section plans, this amendment is required as a procedural measure to ensure consistency.

## 1.0 Proposed Design Amendments

### Visuals Comparison



01 / Main Entrance Elevation (Section 73)



01 / Main Entrance Elevation (Revised)



02 / Approach from Burton Road Entrance (Section 73)

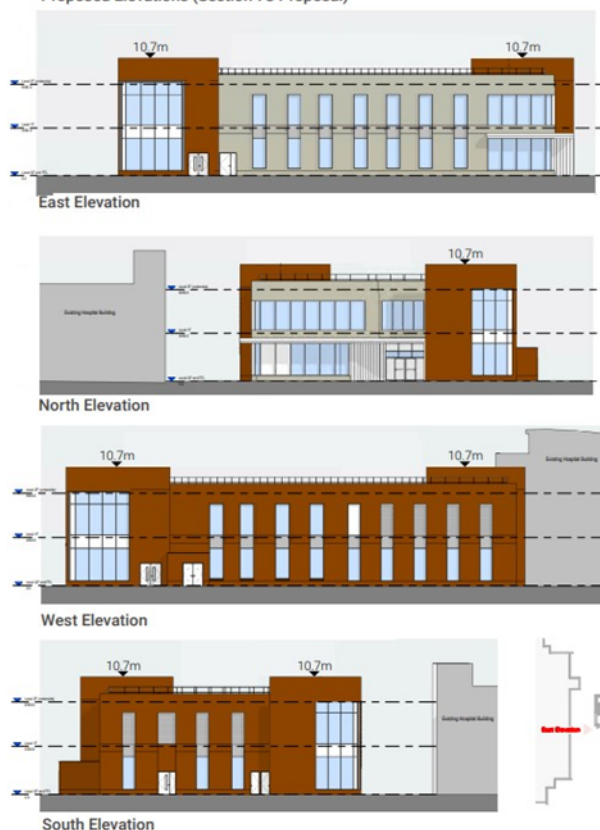


02 / Approach from Burton Road Entrance (Revised)

*Extract from DAS addendum setting out CGI comparisons of the previously approved (140400/JO/2025) and the amendments now sought*

## Comparative Elevations

Proposed Elevations (Section 73 Proposal)



Proposed Elevations Revised



*Comparative elevations NMA proposed to the right*

Following an assessment of the amendments proposed it is considered that these are non-material in nature and as such the changes are not considered to materially alter the originally approved scheme, and would not give rise to impacts on the character of the area in which the site is located nor the adjacent Albert Park conservation area. As a result of these amendments an update to condition number 2 (specified plans) is required to refer to the updated plans.

Other matters - The amended drawings remove a dotted mark to indicate potential acoustic screening for roof top plant based upon the equipment to be selected and installed. A separate condition (number 19) of the original planning approval (140400/JO/2025) seeks the acoustic performance of equipment to be installed and will still need to be satisfied to protect residential amenity of nearby occupiers. It is noted that the zone for external plant and equipment is set in from the edge of the roof, behind the parapet and safety rails as such the omission of the acoustic screen around the roof top plant is not considered to give rise to material visual impacts.

Comments from WDRA relating to the existing maintenance and management of landscaping at the wider Hospital site have been passed onto the application, who has acknowledged these.

## Other Legislative Requirements Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

## **Human Rights Act 1998 considerations**

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

## **Recommendation: APPROVE**

1) The proposed amendments relate to:

- Removal of canopy above main entrance and implementation of more localised canopy over entrance door.
- Adjustment to transom height of the first floor windows to match the internal ceiling level.
- The removal of the stepped brick soffit at the head of the curtain walling of the stair cores at the corners of the building.
- Amends to elevation plans to remove dotted line relating to 'plant enclosure'.
- Amends to elevation plans to show stair core, as shown on the previously approved section plans.

2) Following an assessment of the details submitted, the Council can confirm that the proposed amendments are non-material in 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 the appearance of the development within the streetscene or character of the wider area including Albert Park Conservation Area. It is also considered that the proposed amendments would not result in significant impact on the amenity of existing residential properties.

## **Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse**

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

Site Wide General Arrangement 2301-SQU-XX-00-DR-L-001 REV P7

Transport Assessment and 83266-CUR-XX-XX-T-TP-00003-P02 Curtins

Framework Travel Plan (received on the 12th July 2023 ) together with the Travel Plan addendum ref 83266-CUR-XX-XX-T-TP-00002 Revision: P04 prepared by Curtins

Design and Access Statement DAY Architectural Ltd

Planning Statement prepared by Turley

All as received by the City Council on the 7th November 2023

Preliminary Risk Assessment prepared by Groundtech Consulting reference GRO23019-4177

Design and Access Statement DAY Architectural Ltd

Environmental Standards Statement Ridge

Preliminary Ecological Appraisal Report RSK BioCensus 2485005 Rev01 June 2023

All as received on the 12 July 2023

Drawings and documents associated with condition discharge approval references:

CDN/24/0098, CDN/24/0551

Proposed Location and Site Plan DAY-V1-00-DR-A-040005 REV P11

Proposed Sections DAY-V1-ZZ-DR-A-042001 REV P7

Planning Statement Addendum, prepared by Turley

Design and Access Statement Addendum Rev 2, prepared by DAY Architectural Ltd dated 03 June 2024

Transport Statement Addendum, prepared by Curtins Ref: 83266-CUR-XX-XX-T-TP-00004

Revision: P03 Issue Date: 25 June 2024

Biodiversity Net Gain Design Stage Report, prepared by RSK BioCensus Ref: 2486881 Rev 07 dated May 2024

Withington CDC - Biodiversity Metric 4.0 Calculation Tool, prepared by RSK BioCensus

Noise Impact Assessment, prepared by dBx Acoustics Ltd Ref: 23046-R01B-SW

Air Quality Assessment, prepared by Miller Goodall Ref: 103047V3 (dated 14 June 2024)

Energy Strategy, prepared by Hoare Lea Ref: Revision P01 (dated 13 May 2024)

Stage 3 Arboricultural Method Statement, prepared by RSK BioCensus Ref: 2485237 Rev 0 (dated 1st May 2024)

Thermal Comfort Assessment, prepared by Hoare Lea Ref: Revision P02 (dated 09 May 2024)

Low and Zero Carbon Feasibility Study, prepared by Hoare Lea Ref: Revision P01

Crime Impact Statement, prepared by Greater Manchester Police (Secured by Design) Ref: 2005/2091/CIS/01 Rev B (dated 28 June 2024)

Environmental Standards Statement, prepared by Ridge Ref: 5020743 version 3 - dated 28 May 2024

BREEAM Pre-Assessment Report, prepared by Ridge Ref 5020743 version 2 - dated 24 May 2024

Flood Risk Assessment, prepared by CCS Consulting Limited Ref: Rev B (dated 26 April 2024) reference 22182-CCS-WCH006-XX-RP-S-04021

Surface Water Management Plan reference 22182-CCS-WCH006-XX-RP-S-04020 Rev C prepared by CCS Consulting Limited Project No: HE-014

1342-22-DAY-WCHCDC-DAY-V1-00-DR-A-040006 Rev P5 Proposed Waste Management Plan and Compound Alterations

Waste Strategy Report, prepared by DAY Architectural Limited Ref: Rev E (dated April 2024)

Landscape Green and Blue Strategy YD2\_WH\_RP001 dated 17/04/2024

All as received by the City Council as local planning authority on the 28th June 2024

Geo-Environmental Appraisal CCS Consulting dated 05 September 2023 reference GRO-23019-4716

Proposed below ground drainage layout reference 22182 CCS WCH006 XX DR S 93000 Rev T2

All as received by the City Council as local planning authority on the 22nd July 2024

Site wide general arrangement 22182-Y2D-WCH006-00-XX-L-0090 Revision P11

Landscape Sections 22182-Y2D-WCH006-XX-XX-L-00910 Rev P02

All as received by the City Council as local planning authority on the 23rd July 2024

Proposed Ground Floor Plan Ref: DAY-V1-00-DR-A-040004 REV P8

Proposed First Floor Plan Ref: DAY-V1-01-DR-A-040101 REV P8

Proposed Roof Plan Ref: DAY-V1-RF-DR-A-040201 REV P9

All as received by the City Council as local planning authority on the 17<sup>th</sup> April 2025

Proposed Elevation North and East DAY-V1-ZZ-DR-A-041006 REV P1

Proposed Elevation South and West DAY-V1-ZZ-DR-A-041007 REV P1

Both as received by the City Council as local planning authority on the 13<sup>th</sup> May 2025

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.

## **Appendix 1 – List of consultees & neighbours notified**

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA