

11th April 2025

Delivered via Planning Portal

Robert Griffin
Manchester City Council
Planning Department
PO 532
Town Hall
Manchester
M60 2LA

Dear Robert

APPLICATION UNDER SECTION 96A OF TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REF. 140400/JO/2024 AT WITHINGTON COMMUNITY HOSPITAL

On behalf of Manchester University NHS Foundation Trust ('MFT' or 'the Applicant'), we are pleased to enclose an application for the approval of a non-material amendment attached to planning permission LPA ref. 140400/JO/2024 on the above site.

The application has been submitted via the Planning Portal (ref. PP-13915769) and the requisite application fee of £298.00 has been paid online. This covering letter is accompanied by the Design Note (Rev J), prepared by DAY Architects, and a suite of drawings listed in Appendix 1.

Background

Manchester City Council ('MCC' or 'the Council') granted full planning permission for the erection of a two-storey building comprising a Community Diagnostics Centre ('CDC') (use class E(e)), with associated external landscaping, patient and delivery drop off area and 6 no. accessible parking spaces at Withington Community Hospital on 15th December 2023 (LPA ref. 137537/FO/2023) (hereby referred to as 'the Original Permission').

An application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary the Original Permission in order to reconfigure and reduce the size of the CDC building to accommodate alternative much-needed diagnostic facilities, was approved by MCC on 4th September 2024 (LPA ref. 140400/JO/2024) ('S73 Permission'). The Applicant has discharged all the pre-commencement conditions attached to the S73 Permission (LPA ref. CDN/24/1207, CDN/24/0551, CDN/24/0841).

This application is made pursuant to the provisions of Section 96A of the Town and Country Planning Act 1990 (as amended).

Proposed Amendments

Following further design review, a number of amendments are proposed to the external elevations of the approved building. These can be summarised as follows:

Level 5
Transmission
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- Reduction in the extent of the canopy over the main entrance to provide a more localised canopy over the 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)
- Removal of the stepped brick soffit at the head of the curtain walling of the stair cores and replacement with flat brick soffit

Other amendments:

- Amends to elevation plans to remove dotted line relating to 'plant enclosure' - this was previously required in reference to acoustic screening / mitigation; however, the Trust have sourced plant machinery that has acoustic mitigation embedded. As such, a screen / enclosure is no longer required. Details of the plant will be secured by way of discharge of condition 19 on planning permission 140400/JO/2024.
- Amends to elevation plans to show stair core, as shown on the previously approved section plans (drawing ref. DAY-V1-ZZ-DR-A-042001 REV P7) - it has become apparent that elevation plans previously approved did not include the proposed stair core. However, this was shown on the approved section plan and therefore for consistency is now illustrated on the proposed elevations. The stair core is not visible from ground level, as shown in the proposed CGI's within the Design and Access Statement Addendum. As this element of the scheme has already been approved through the section plan, this amendment is required as a procedural measure to ensure consistency.

The enclosed Design and Access Addendum, prepared by DAY Architectural, provides a comparative analysis of the proposed and approved plans. The following sections briefly describe the proposed amendments.

Main Entrance Canopy

The canopy at the main entrance is proposed to be reduced in its extent across this elevation with a more simplified localised design now proposed. This amendment maintains the design intent and quality of the approved design; however, simplifies the arrangement of this elevation, as demonstrated in the images within the DAS Addendum (pages 6 – 9).

Adjustment to the transom height of the first-floor windows

The transom height of the first-floor windows is proposed to be amended to match the internal ceiling level. This has resulted in an increase of the spandrel panels in this area. Please see images below for a comparison. For the avoidance of doubt, the raked ceiling at the ground floor waiting area will remain as approved to retain the window height. Whilst the spandrel panel zone in these areas have been increased, the proposed material remains as approved and complements that proposed elsewhere on the building and the adjacent hospital building.

Visual Comparison of the amendments (left – approved, right – proposed)



Removal of stepped brick soffit at the head of the curtain walling of the stair cores

The stepped slip brick soffit at the head of the curtain walling of the stair cores at the corners of the building is proposed to be removed and replaced with a flat brick soffit panel detail. The proposed brick material remains the same as previously approved, with detail on exact specification to be approved via discharge of condition.

Therefore, whilst the detailing of the brick soffit has been amended to a simplified design, the design quality remains as approved and is cognisant of the design of the building and the adjacent hospital building.

Basis of Determination

National Planning Practice Guidance (NPPG) confirms that what constitutes a ‘non-material’ amendment 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 have regard to the effect of the change and 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 1992.

It is considered that the changes proposed are capable of being dealt with by way of a non-material amendment application – in that they do not change the scale, nature or extent of the approved scheme and maintain the overall design quality of the scheme.

Evaluation of the Proposed Changes

Planning Policy Context and Appraisal

The following section seeks to outline the relevant adopted and emerging policy relevant to this non-material amendment application, which mainly relates to design and residential amenity. The relevant policy documents upon which these proposals will be assessed consists of:

- The Manchester Core Strategy
- Guide to Development in Manchester SPD (April 2017)
- National Planning Policy Framework (December 2024) (‘NPPF’)

Core Strategy Policy DM1 outlines key development management matters, to which all developments should demonstrate consideration as part of any planning application. The relevant matters include layout, scale, materials and appearance of the proposed development and effects on amenity.

Reference is made to the Guide to Development in Manchester SPD (April 2017) which recognises the importance of design in delivering sustainable development across the city and provides developers more detailed design related guidance. The NPPF recognises the importance of design and confirms that development should be visually

attractive, sympathetic to local character, establish a strong sense of place and optimise the potential of the site, whilst creating places that are safe, inclusive, and accessible, and which promote health and well-being.

As demonstrated above and in the revised plans, the proposed development maintains the original design intent of the approved scheme and ensures that the building can operate efficiently, as intended. As such, it is considered that the proposed amendments accord with the Core Strategy Policy DM1, the Guide to Development in Manchester SPD and the relevant provisions of the NPPF.

Conclusions

The proposed amendments, as detailed above and within the accompanying documents, do not change the scale nature and extent of the approved development nor do they alter the overall design quality of the scheme. The proposed amendments constitute non-material amendments to the approved scheme and are in accordance with relevant local and national policy. I trust that the above is in order for you to validate and determine the application within the 28 days defined by the Act, but please do let me know if you have any specific questions.

Yours sincerely

A handwritten signature in black ink that reads "Melissa". The script is cursive and fluid.

Melissa Lee Wing Tung
Assistant Planner

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Appendix 1: Schedule of Drawings Substitutions

Consented Drawing Name	Consented Drawing Reference	Submitted Drawing Reference
Proposed Ground Floor Plan	22182-DAY-V1-00-DR-A-040004 P7	22182-DAY-V1-00-DR-A-040004 P8
Proposed First Floor Plan	22182-DAY-V1-01-DR-A-040101 P7	22182-DAY-V1-01-DR-A-040101 P8
Proposed Roof Plan	22182-DAY-V1-RF-DR-A-040201 P7	22182-DAY-V1-RF-DR-A-040201 P9
Proposed Elevations - North & East	22182-DAY-V1-ZZ-DR-A-041002 P9	22182-DAY-V1-ZZ-DR-A-041002 P12
Proposed Elevations - South & West	22182-DAY-V1-ZZ-DR-A-041003 P9	22182-DAY-V1-ZZ-DR-A-041003 P12