

Withington Community Hospital: Community Diagnostics Centre

Application for Approval
of Non-Material Amendments (Section 96a)

April 2025

DAY

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REV A - 24.05.2024
REV B - 03.06.2024
REV C - 12.12.2024
REV D - 17.12.2024
REV E - 18.12.2024
REV F - 20.12.2024
REV G - 22.01.2025
REV H - 26.03.2025
REV I - 09.04.2025
REV J - 11.04.2025

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00 Introduction

Outline & Change Overview

Full planning permission for a new Community Diagnostics Centre (CDC) providing cardiorespiratory and endoscopy services at Withington Community Hospital was granted by Manchester City Council in December 2023 (LPA ref. 137537/FO/2023).

In September 2024 Manchester City Council approved a package of minor material amendments pursuant to Section 73 of the Town and Country Planning Act 1990 (140400/JO/2024).

Following a further period of design refinement and discussion with Senior Planning Officers at MCC, Manchester University Hospital NHS Foundation Trust wishes to secure approval for a package of non-material amendments to permission 140400/JO/2024 pursuant to Section 96(a) of the Town and Country Planning Act 1990.

The proposed non-material amendments are as follows:

- Removal of canopy above main entrance and implementation of more localized 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.



1.0 Proposed Design Amendments

Comparative Elevations

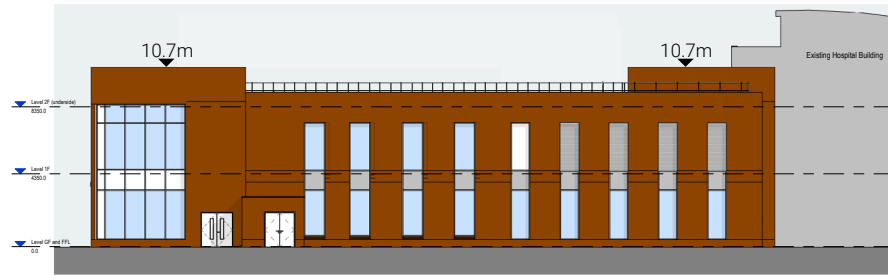
Proposed Elevations (Section 73 Proposal)



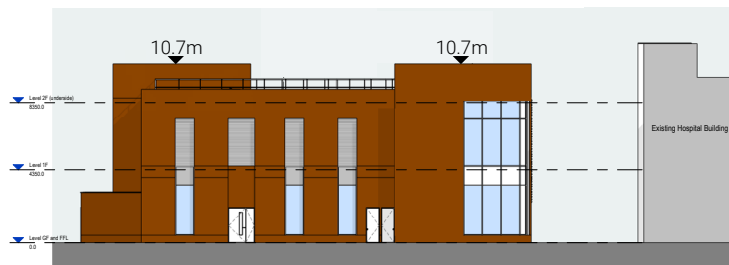
East Elevation



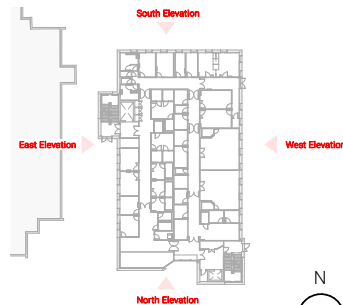
North Elevation



West Elevation



South Elevation



Proposed Elevations Revised



East Elevation



North Elevation



West Elevation



South Elevation

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)