MANCHESTER CITY COUNCIL

Planning

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Katie Forbes
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Date: 18 July 2024

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: 140383/NMC/2024
Description: Non Material Change to planning permission 132567/JO/2021 to allow alterations to highways, tree planting, landscaping, materials and openings
Location: North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

I refer to your application for a non-material amendment to planning permission reference 132567/JO/2021.

The proposed amendments relate to alterations to the crossing point on the new western road and relocation of tactile paving units; relocation of 6 no. trees due to the BT ducting clashing; changes to the colour specification of front entrance cladding; alterations to the landscaping on the western boundary of the site to account for the new road alignment; the raising of the walkway above the front entrance by 750mm and the louvres by 700mm to screen the main pipework distribution routes; minor internal layout changes; and the removal of a window from the southwest elevation facing the FM Yard.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant or material alterations to the host planning permission.

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 132567/JO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 132567/JO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

Drawings referenced NMGNPH-GDA-XX-XX-DR-A-9001/P03 and NMGNPH-GDA-VO-ZZ-DRA-9006/P02, received by the City Council as Local Planning Authority on Local Planning Authority on 21 December 2021, drawings referenced NMGNPH-GDA-ZZ-ZZ-DR- A- 9003/P05, NMGNPH-GDA-ZZ-ZZ-DR-A-9004/P04, NMGNPH-GDA-ZZ-ZZ-DR-A-9005/P05, NMGNPH-GDA-ZZ-ZZ- DR-A-9007/P04, NMGNPH-ITR-00-XX-DR-L-0012/P12, NMGNPH-ITR-00-XX-DR-L-0013/P12, NMGNPHITR-00-XX-DR-L-0014_P06, NMGNPH-ITR-00-XX-DR-L-0015_P06 and NMGNPH-ITR-XXXX-DR-L-0107_P12 received by the City Council as Local Planning Authority on 12 August 2022, drawing referenced NMGNPH-GDA-ZZ-ZZ-DR-A-9006/P07 received by the City Council as Local Planning Authority on 14 December 2022 and drawing referenced NMGNPH-GDA- ZZ-ZZ-DR-A-9002/P11, received by the City Council as Local Planning Authority on 27 June 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

9) The development hereby approved shall be implemented in accordance with the submitted landscaping scheme detailed within drawings and documents referenced NMGNPH-ITR00- XX-DR-L-0011/P08, NMGNPH-ITR-VV-XX-SH-L-1000_P01, NMGNPH-ITR-VV-XXSP-L-2000_P02, the External Landscape Environment Strategy referenced NMGNPHITR-00-XX-RP-L-9002/P01 (parts 1-3), received by the City Council as Local Planning Authority on 10 November 2020 and 21 December 2021 respectively, drawings referenced NMGNPH-ITR-00-XX-DR-L-0012/P12, NMGNPH- ITR-00-XX-DR-L- 0013/P12, NMGNPHITR-00-XX-DR-L-0014_P06 and NMGNPH-ITR- 00-XX-DR-L-0015_P06 received by the City Council as Local Planning Authority on 12 August 2022 and drawing referenced NMGNPH-ITR-XX-XX-DRL-0024/C09, received by the City Council as Local Planning Authority on 27 June 2024.

The approved scheme shall be implemented not later than 12 months from the date of commencement of works. 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 City Council as 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.

Should you wish to discuss the matter further, please contact Steven McCoombe using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing