FAO: Steve McCoombe
Development Management North
Planning Building Control and Licensing
Growth and Development
Manchester City Council

Your ref: 132567/JO/2021
Our ref: J041855
25 June 2024
CONFIDENTIAL

Dear Steve,

NORTH VIEW (FORMERLY KNOWN AS NEW PARK HOUSE), NORTH MANCHESTER GENERAL HOSPITAL, DELAUNAYS ROAD, MANCHESTER, M8 5RB

S96A NON-MATERIAL AMENDMENT APPLICATION IN RELATION TO PLANNING APPLICATION 132567/JO/2021

Please find enclosed an application under Section 96A of the Town and Country Planning Act 1990 for non-material amendments to the drafting of Condition 3 (Drawings and Documents) and Condition 9 (Landscaping) of full planning permission 132567/JO/2021.

Proposed Amendments

The proposed condition wording should read as follows (changes in **red**):

Condition 3 (Approved Drawings):

> *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, NMGNPH-GDA-VO-ZZ-DR-A-9006/P02 and NMGNPH-ITR-XX-XX-DR-L-0024/**C09** received by the City Council as Local Planning Authority on Local Planning Authority on 21 December 2021 and 27 January 2022 respectively and drawings referenced NMGNPH-GDA-ZZ-ZZ-DR- A- 9003/P05, NMGNPH-GDA-ZZ-ZZ-DR-A-9004/P04, NMGNPH-GDA-ZZ-00-DR-A- 9001/**P05**, NMGNPH-GDA-ZZ-01-DR-A-9001/**P05**, NMGNPH-GDA-ZZ-ZZ-DR-A- 9005/P05, NMGNPH-GDA-ZZ-ZZ- DR-A-9007/P04, NMGNPH-ITR-00-XX-DR-L- 0010/**C20**, NMGNPH-ITR-00-XX-DR-L-0012/P12, NMGNPH-ITR-00-XX-DR-L-0013/P12, NMGNPH-ITR-00-XX-DR-L-0014_P06, NMGNPH-ITR-00-XX-DR-L-0015_P06 and NMGNPH-ITR-XX-XX-DR-L-0107_P12 received by the City Council as Local Planning Authority on 12 August 2022 and NMGNPH-GDAZZ- ZZ-DR-A-9001/**P12**, NMGNPH-GDA- ZZ-ZZ-DR-A-9002/**P11** and NMGNPH-GDA-ZZ-ZZ-DR-A-9006/P07 received by the City Council as Local Planning Authority on 14 December 2022*

Condition 9 (Landscaping):

> *The development hereby approved shall be implemented in accordance with the submitted landscaping scheme detailed within drawings and documents referenced NMGNPH-ITR-00- XX-DR-L-0011/P08, NMGNPH-ITR-VV-XX-SH-L-1000_P01, NMGNPH-ITR-VV-XX-SP-L-2000_P02, and the External Landscape Environment Strategy referenced NMGNPH-ITR-00-XX-RP-L-9002/P01 (parts 1-3) and drawing referenced NMGNPH-ITR-XX-XX-DR-L-0024/**C09** received by the City Council as Local Planning Authority on 10 November 2020, 21 December 2021 and 27 January 2022 respectively and drawings referenced*

NMGNPH-ITR-00-XX-DR-L-0012/P12, NMGNPH- ITR-00-XX-DR-L- 0013/P12, NMGNPH-ITR-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.

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.

Selected Relevant Planning History

Full planning permission 128563/FO/2020 was approved on 28 January 2021. This granted consent for:

'Erection of part single, part two storey building to form 150-bed adult mental health inpatient unit (AMHU) with associated access, parking, soft and hard landscaping, following demolition of existing buildings'

Since full planning permission was granted, a couple of variations to the existing consent have been sought. This has included two s96A Non-Material Amendment Applications:

- Application ref: 132931/NMC/2022), which sought to amend the drafting of Conditions Condition 3 (Drawings and Documents) and 9 (Landscaping Scheme) to allow changes to the Public Right of Way (PRoW) route through the south of the site. This application was approved on 15th March 2022.
- Application ref: 134686/NMC/2022, which sought to amend the drafting of Conditions 3 (Drawings and Documents) and 9 (Landscaping Scheme) to allow changes to the gabion wall height, alterations to main entrance cladding, reconfiguration of service yard and alterations to parapet heights

Following this, a s73 Minor Material Amendment application (ref: 132567/JO/2021) was submitted to the drafting of Condition 3 (Drawings and Documents), 9 (Landscaping Scheme), and 12 (Drainage) of 128563/FO/2020 to allow changes to the building footprint and design, minor landscaping changes, rerouting of drainage and alterations to the timescale for the submission of information relating to ground conditions. This application was approved on 24th March 2022.

Most recently, a full planning application (ref: 139865/FO/2024) was approved on 14th June 2024. This granted consent for:

'Provision of a vehicular and pedestrian access road between Central Drive and Ellis Road with associated footpaths, patient drop off area outside the adult mental health inpatient unit, six no. accessible car parking bays and the creation of an egress point from the existing car parking area to the northwest, including landscaping and associated works'.

In addition, a s96A Non-Material Amendment Application to remove Condition 4 (Accessible Parking) and 22 (Access Road) was approved on 19th June 2024.

Proposal

The below table identifies the documents and plans approved under ref: 128563/FO/2020 (as amended by 132931/NMC/2022, 134686/NMC/2022 and 132567/JO/2021) to be superseded.

	Approved Drawings	Replacement Drawings
Overall Landscape Site Plan	NMGNPH-ITR-00-XX-DR-L- 0010/P15	NMGNPH-ITR-00-XX-DR-L-0010_C20
Main Public Realm Arrival Space 0.1	NMGNPH-ITR-XX-XX-DR-L-0024/P09	NMGNPH-ITR-XX-XX-DR-L-0024_C09
Proposed Elevation Sheet 5	N/A	NMGNPH-GDA-ZZ-ZZ-DR-A-9010 P04
Proposed Elevations Sheet 2	NMGNPH-GDA- ZZ-ZZ-DR-A-9002/P10	NMGNPH-GDA-ZZ-ZZ-DR-A-9002 P11
Proposed Upper Ground Floor GA	NMGNPH-GDA-ZZ-01-DR-A-9001/P04	NMGNPH-GDA-ZZ-01-DR-A-9001 P05
Proposed Lower Ground Floor GA	NMGNPH-GDA-ZZ-00-DR-A- 9001/P04	NMGNPH-GDA-ZZ-00-DR-A-9001 P05
Proposed Elevations Sheet 1	NMGNPH-GDA-ZZ-ZZ-DR-A-9001/P11	NMGNPH-GDA-ZZ-ZZ-DR-A-9001 P12

The Non-Material Amendments seek to make a number of minor changes to the design and layout of the scheme and are summarised below.

Crossing Point on Western Road

The Non-Material Amendment seeks to alter the crossing point on the new western road and subsequently, relocate the tactile paving units. The purpose of this change is to align the crossing with recent road changes undertaken by Manchester University NHS Foundation Trust (MFT) through planning application ref: 139865/FO/2024.

Crossing Point on Central Drive

Within the wider Masterplan area (outside of the application site identified by the red line boundary on the Site Location Plan, to which this application relates) the existing pedestrian crossings on Central Drive has been retained in their current locations, which can be seen for context on the landscaping plan. However, as a result the tactile paving units within the red line boundary have been shifted to suit the crossing points.

Trees

The Non-Material Amendment also seeks to relocate 6 no. trees due to the BT ducting clashing.

Cladding

The Non-Material Amendment seeks to change the front entrance cladding from Interpon 610 MW202F Thulium Matt to D2525 Matt Y220RI Sydney Matt. This is due to the fact that the previous Thulium Matt cladding has been discontinued by the supplier; the supplier has suggested the use of Sydney Matt as the alternative as this is the same colour.

Landscaping

The Non-Material Amendment also seeks to alter the landscaping on the western boundary of the site to account for the new road alignment.

Walkway

The Non-Material Amendment also seeks to raise the walkway above the front entrance by 750mm and the louvres by 700mm to screen the main pipework distribution routes that are required to be stacked above each other. The louvres have been increased to improve aesthetics by hiding the handrail from view and for clinical reasons, where the site of a handrail could tempt service users to climb or cause paranoia if maintenance staff are working on the roof.

Internal Layout Changes

There have been some minor internal layout changes, which has been a result of detailed design development.

Window Amendment

A window has been removed on the southwest elevation facing the FM Yard. This is due to fire safety issues.

Conclusion

The required amendments outlined above are considered acceptable in accordance with Section 96A of the Town and Country Planning Act 1990 as the proposal is in accordance with the red line site plan and would not cause an increase in permitted floor area or constitute a change of use. Therefore, the proposed amendments ae non-material and would create no planning harm. As a result, it is recommended as a proposal that the Council can support, and hat approval is valid.

The relevant statutory planning fee for this application has been paid online today.

If you have any questions in relation to this application, please do not hesitate to contact me or Katie Forbes (WSP). I look forward to receiving confirmation that the application has been made valid in due course.

Yours sincerely,



Laura Meyer
Director

laura.a.meyer@wsp.com

Cc.
1. Marc Reed (GMMH)
2. Katie Forbes (WSP)

Enc.
1. Application Form
2. NMGNPH-ITR-00-XX-DR-L-0010_C20_Overall Landscape Site Plan
3. NMGNPH-ITR-XX-XX-DR-L-0024_C09_Main Public Realm Arrival Space 0.1
4. NMGNPH-GDA-ZZ-ZZ-DR-A-9010 P04 - Proposed Elevation Sheet 5
5. NMGNPH-GDA-ZZ-ZZ-DR-A-9002 P11 - Proposed Elevations Sheet 2

6. NMGNPH-GDA-ZZ-01-DR-A-9001 P05 - Proposed Upper Ground Floor GA
7. NMGNPH-GDA-ZZ-00-DR-A-9001 P05 - Proposed Lower Ground Floor GA
8. NMGNPH-GDA-ZZ-ZZ-DR-A-9001 P12 - Proposed Elevations Sheet 1