

13 May 2024

FAO David Lawless
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester, M60 2LA

Dear David,

Application for Non-Material Amendments to Planning Permission Ref. 136095/FO/2023

Please find enclosed an application submitted under Section 96(a) of the Town and Country Planning Act 1990 (as amended) in order to make a Non-Material Amendment (“NMA”) to Planning Permission 136095/FO/2023 for the extension to the Christie Hospital. The Applicant is The Christie NHS Foundation Trust (“The Applicant”).

Background

In April 2023, Planning Permission was granted for a minor extension at the south side of the Christie Hospital, adjacent to the Oak Road Entrance (Ref. 136095/FO/2023). The description of development for the approved application is as follows:

“Erection of a four storey extension to provide two new staircases and two new bed lifts, with associated elevational alterations to the adjoining hospital, additional rooftop plant and screening, landscaping and associated works”

A Non-Material Amendment (Ref. 138191/NMC/2023) to allow for revisions to the height of the roof-top plant screen and the provision of infill cladding panels on level 4 of the west elevation was approved in February 2024.

A further Non-Material Amendment (Ref. 139280/NMC/2024) was then approved in relation to the scheme in February 2024 to allow for amendments to the access ramp and alterations to the east elevation (door location).

Proposed Amendments

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

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Following the grant of Planning Permission, and subsequent NMAs the Applicant has undertaken detailed design development which has resulted in the need for additional external lighting as a result of the inclusion of the external ramp approved under NMA application (Ref. 139280/NMC/2024) to ensure compliance with the required lux levels.

The Applicant is proposing the installation of lighting in the form of bollards and building-mounted lights. The proposed lighting scheme is outlined in Table 1 below and is depicted in the External Ramps Lighting Plan Ref.30735-DWG-EX-00005-Rev-03 submitted in support of this application.

Table 1: Proposed Lighting

Total number of lights	Type	Plan Reference	Lux Levels
9	Spectre WR 400k	X4	Lux levels are defined in the 'External Lighting – Ramps Option 2' supporting document submitted in support of this application.
3	Kolo Bollards	X6	
1	Sirocco midi – area wall mount	X7	

This letter is therefore submitted in support of an application under Section 96A of the Town and Country Planning Act 1990 (as amended) for an NMA to Planning Permission Ref. 136095/FO/2023 to facilitate this non-material change to the external lighting.

It is proposed to amend Condition 2 attached to the consent (which relates to the approved drawings and documents with which the development shall be carried out in accordance with), to allow the inclusion of the additional documents and plans.

Non-Material Impact of the Proposed Changes

It is considered that the changes to the approved scheme are non-material for the following reasons:

- The changes are not significant in terms of the scale and form of the originally approved scheme;
- The changes will not result in a development which is noticeably different to that envisaged by the Local Planning Authority through granting Planning Permission ref. 136095/FO/2023; and
- The changes are not contrary to any national or local policies.

As such, the amendments can be considered to be non-material.

Application Submission

The Application has been submitted via the Planning Portal (Ref: PP-13007699), alongside the requisite application fee of £293.00 plus an administrative fee from the Planning Portal.

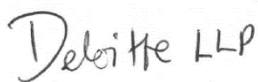
The application comprises this Covering Letter and the following documentation:

- Application Form and Notice Certificates – prepared by Deloitte;
- External Ramps Lighting layout plan (ref.30735-DWG-EX-00005-Rev-03), prepared by Whitecroft Lighting;
- External Lighting – Ramps Option 2, prepared by Whitecroft Lighting;
- Kolo Bollard – information sheet, prepared by Whitecroft Lighting; and
- Spectre WR – information sheet, prepared by Whitecroft Lighting.

The NMA will result in a development that is substantively unchanged from the previously approved development (Ref:136095/FO/2023). We therefore respectfully request that this application be supported by the Local Planning Authority.

We trust that you have all the information required to validate the Application, and we look forward to receiving written confirmation of their registration. Please do not hesitate to contact my colleague Jennifer Chatfield (jchatfield@deloitte.co.uk / 0161 455 8084) and Jasmine Sandhu (jasminesandhu@deloitte.co.uk / 0113 341 6838) if you have any questions or require any further information.

Kind regards

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP