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
24 May 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 a non-material amendment for the removal of Condition 4 (Car Parking) and 22 (North/ South Access Road) of full planning permission 132567/JO/2021.

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) has been submitted by Manchester University NHS Foundation Trust, which seeks permission 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

This application is currently under determination.

Background

During the determination of full planning application ref: 128563/FO/2020, the proposed car park to the northeast of the site was omitted from the planning application, with only the 6-no. accessible car parking spaces being provided. This approach was considered acceptable by Manchester City Council since a Multi-Storey Car Park was being built to the north of the site which is now complete and operational. It was agreed that the details of the 6 no. accessible spaces on site would be secured through Condition 4 of the full planning consent. In addition, it was agreed that details of the north/ south access road would be secured through Condition 22 of the full planning consent.

Since full planning approval has been gained, the proposed north/south access road has undergone design development, and the proposed route has been amended. As a result, part of this road now sits outside the red line boundary of planning application ref: 128563/FO/2020. In addition, given the proposals for the area where the 6 no. accessible spaces were proposed to be located is likely to change given the wider masterplan, it has been necessary to look at alternative solutions for the location of these spaces, which are also now proposed to be located outside the red line boundary of planning application ref: 128563/FO/2020.

Given these works are now outside of the red line boundary of the North View development (app ref: 132567/JO/2021), it has therefore been necessary for a separate full planning application (ref: 139865/FO/2024) to be submitted to gain consent for the proposed access road and accessible car parking spaces. As noted above, this has been submitted by Manchester University NHS Foundation Trust and is currently undergoing determination.

Further to discussions with Manchester City Council, it was agreed that a s96A Non-Material Amendment Application should be submitted to remove Condition 4 and 22 from planning application ref: 132567/JO/2021, given the north/ south access road and accessible car parking spaces are no longer proposed under this full planning consent. Therefore, this s96A Non-Material Amendment seeks the removal of these two conditions.

Conditions

<u>Condition 4 is worded as follows:</u>

Notwithstanding the details shown on drawing referenced NMGNPH-GDA-ZZ-ZZ-DR-A-9003/P02 (Planning - Proposed Site Plan) and as outlined within the New Park House-Parking Clarification Letter dated 10 December 2020, prior to occupation of development, a revised car parking plan showing details of 6 no. accessible spaces shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure sufficient accessible parking spaces are available, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

<u>Condition 22 is worded as follows:</u>

Prior to the development hereby approved being occupied, full details of the north/south access road shown on drawing numbered NMGNPH-GDA-ZZ-ZZ-DR-A-9003/P02, received by the City Council as Local Planning Authority on 10 November 2020, shall be submitted to and agreed in writing by the City Council as Local Planning Authority. Details shall include:

- *Pedestrian routes, with suitable crossing points;*
- *Speed control measures;*
- *Full construction details, including details of the surface and kerbs;*

- *Pedestrian crossing facilities at the new mini-roundabout at Central Drive.*

The development shall only be implemented in accordance with the agreed details.

Reason - In interests of highway safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

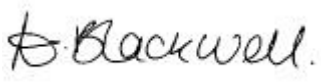
Conclusion

The required amendments outline 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. Approval of this non-material amendment would be valid and create no planning harm. As a result, it is recommended as a proposal that the Council can support.

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. I look forward to receiving confirmation that the application has been made valid in due course.

Yours sincerely,



Anna Blackwell
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Cc.
1. Marc Reed (GMMH)

Enc.
1. Application Form
2. Notice Certificate- Pennine Acute Hospitals- 22-05-2024
3. NMGNPH-GDA-XX-XX-DR-A-9001_P03 - Planning - Location Plan