

15 February 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”

Proposed Amendments

Following the grant of Planning Permission, the Applicant has undertaken detailed design development which has resulted in a non-material change to the extent of the stair lift location. This in turn would require increasing the height of the ramp to the East Elevation.

The Applicant is proposing to raise the level of the stair lift located to the east of the extension. This adjustment would result in the stair lift terminating at the internal ground floor level. The purpose of this amendment is to allow access through the stairs internally at the ground floor finished floor level in case one of the lifts is out of service.

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By raising the internal ground floor finish floor level in the stair lift to the east extension, there would be a level difference of approximately +500mm externally. As a result, a new ramp would be required from this stair lift to meet the external levels.

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 facilitate the change in stair lift location, which would result in the increasing the height of the ramp to the East Elevation.

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 substitution of revised drawings.

This approach was agreed with Manchester City Council via email correspondence dated 12 January 2024.

In summary, the proposed amendment to be facilitated by this application comprise:

- An amendment to raise the level of the stair lift located to the East of the extension;
- Thus raising the ramp level to accommodate the difference in height; and
- Relocating the door up vertically on the East Elevation.

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, as agreed with MCC Planning Officers through the pre-application consultation.

Amendments to Approved Plans

Table 1 summarises all the approved drawings to be superseded by this NMA and sets out the revised drawing references. Condition 2 is to be amended to reflect these changes.

Table 1: Approved and Revised Drawing and Document Names and References

Drawing Name	Approved Drawing	New Drawing Reference / Comments
Proposed Site Plan	CHRCW-GDA-V4-S1-DR-A-9903 P03	CHRCW-GDA-V4-S1-DR-A-9903 P04
Proposed Site Plan Coloured	CHRCW-GDA-V4-S1-DR-A-9904 P03	CHRCW-GDA-V4-S1-DR-A-9904 P04

Drawing Name	Approved Drawing	New Drawing Reference / Comments
Proposed Roof Plan	CHRCW-GDA-V4-R1-DR-A-9902 P03	CHRCW-GDA-V4-R1-DR-A-9902 P04
Proposed South, East and West Elevations	CHRCW-GDA-V4-ZZ-DR-A-9905 P03	CHRCW-GDA-V4-ZZ-DR-A-9905 P04
Proposed Ground Floor Plan	CHRCW-GDA-V4-00-DR-A-9902 P02	CHRCW-GDA-V4-00-DR-A-9902 P03
Design and Access Statement	CHRCW-GDA-VV-XX-RP-A-9001 P03	CHRCW-GDA-VV-XX-RP-A-9001 P05
Approved under Discharge of Condition 4 (ref. CDN/23/0375) on 24/07/2023		
Proposed Landscaping Plan	CHRCW-GDA-V4-S1-DR-A-9905 P01	CHRCW-GDA-V4-S1-DR-A-9905 P02

The proposed Landscaping Plan (ref. CHRCW-GDA-V4-S1-DR-A-9905 P02), will supersede the previous plan (ref. CHRCW-GDA-V4-S1-DR-A-9905 P01) submitted alongside condition discharge application ref. CDN/23/0375 approved in July 2023. The landscaping plan is required as part of condition 4 attached to the planning permission.

Application Submission

The Application has been submitted via the Planning Portal (Ref: PP-12799029), 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;
- Revised Plans and Elevations, prepared by Gilling Dod Architects, as detailed in Table 1; and
- Revised Design and Access Statement, prepared by Gilling Dod Architects, as detailed in Table 1.

The amendments have been agreed with the Local Planning Authority through pre-application discussions, as being non-material to the determination of the original permission. 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) if you have any questions or require any further information.

Kind regards

Deloitte LLP

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