

Our ref: J041855
Your ref: 132567/JO/2021

FAO: Steve McCoombe
Senior Planner
Development Management North
Planning Management North
Planning Building Control and Licensing-
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Manchester City Council

09 December 2022

Dear Steve,

NEW PARK HOUSE, NORTH MANCHESTER GENERAL HOSPITAL, DELUANAYS ROAD, MANCHESTER, M8 5RB

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

Please find enclosed an application under Section 96A of the Town and Country Planning Act 1990 for a non-material amendment to drafting of Condition 3 (Drawings and Documents) 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-V0-ZZ-DRA-9006/P02 and NMGNPH-ITR-XX-XX-DR-L-0024/P09 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-ZZ-DR-A-9001/P11, NMGNPH-GDA-ZZ-ZZ-DR-A-9002/P10, NMGNPH-GDA-ZZ-00-DR-A-9001/P04, NMGNPH-GDA-ZZ-01-DR-A-9001/P04, NMGNPH-GDA-ZZ-ZZ-DR-A 9005/P05, NMGNPH-GDA-ZZ-ZZ-DR-A-9006/P07, NMGNPH-GDA-ZZ-ZZ-DR-A-9007/P04, NMGNPH-ITR-00-XX-DR-L-0010/P15, 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.

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.

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 has been sought. This included a s96A Non-Material Amendment Application (ref: 132931/NMC/2022), which sought to amend the drafting of Conditions 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.

Following this, a s73 Minor Material Amendment application (ref: 132567/JO/2021) was submitted to the drafting of condition 3 (Drawings and Documents), (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 s96A Non-Material Amendment Application (ref: 134686/NMC/2022) was submitted to the drafting of Condition 3 (Drawings and Documents) to allow changes to the gabion wall height, alterations to main entrance cladding, reconfiguration of service yard and alterations to parapet heights. This application was approved on 30th August 2022.

Proposal

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and plans approved under ref: 128563/FO/2020 (as amended by 132931/NMC/2022, 132567/JO/2021 and 134686/NMC/2022) to be superseded.

	Approved Drawings	Replacement Drawings
Proposed Elevations Sheet 1	NMGNPH-GDA-ZZ-ZZ-DR-A-9001/P07	NMGNPH-GDA-ZZ-ZZ-DR-A-9001/P11

Proposed Elevations Sheet 2	NMGNPH-GDA-ZZ-ZZ-DR-A-9002/P07	NMGNPH-GDA-ZZ-ZZ-DR-A-9002/P10
Proposed Site Sections (1:500)	NMGNPH-GDA-ZZ-ZZ-DR-A-9006/P05	NMGNPH-GDA-ZZ-ZZ-DR-A-9006/P07

The Non-Material Amendments seeks to make a number of changes, specifically in relation to entrance cladding, windows, glazed bricks, pitched roofs and substation.

Entrance Cladding

The Non-Material Amendment seeks to alter the arrangement of the front entrance cladding. This amendment does not change the amount of cladding proposed, it simply amends the arrangement of cladding due to detailed design development.

Windows

The Non-Material Amendment also seeks to amend the windows located at the end of wards 1 and 6 (the two storey elements). The currently approved windows were slight projecting windows. It was anticipated that these would project off the lightweight structure behind however after speaking to the manufacturer this is not possible, the windows are now proposed to lie flat against the external elevation.

Glazed Brickwork

The Non-Material Amendment also seeks to rearrange and reduce the amount of glazed brickwork on the external elevations of the building. The currently approved arrangement of glazed brickwork was considered to be excessive and the uniformity of it was dominating the frontage, and not consistent with the overall aesthetic of the building. This amendment seeks to reduce the amount of glazed brick and the proposed random panels are considered to break up the uniformity.

Substation

The Non-Material Amendment also seeks to reduce the height of the substation by 650mm. This is due to the existing ground level being lower than expected following demolition and therefore the currently approved submission was unnecessarily high.

Roof Height

The Non-Material Amendments also seeks to increase the height of the parapet on the higher side of the pitched roofs to aid buildability. It would result in an increase in height of approx. 150mm. The proposed change is very minor in nature and will not result in an overall increase in the highest point of the building

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.

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

We look forward to written confirmation that the submitted information has been validated. If you require any further information, please do not hesitate to contact me this office.

Yours sincerely,



Anna Blackwell

Associate- Major Projects

Anna.blackwell@glhearn.com

Cc

1. Marc Reed (GMMH)
2. Mike Tunstall (IHP)

Enc.

1. Application Form
2. Notice Certificate
3. NMGNPH-GDA-ZZ-ZZ-DR-A-9001
4. NMGNPH-GDA-ZZ-ZZ-DR-A-9002
5. NMGNPH-GDA-ZZ-ZZ-DR-A-9006
6. NMGNPH-GDA-XX-XX-DR-A-9001_P03 - Planning - Location Plan