

Our ref:

Your ref: 132567/JO/2021

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

10 August 2022

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
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 the drafting of Condition 3 (Drawings and Documents) and 9 (Landscaping Scheme) of full planning permission 132567/JO/2021.

Proposed Amendments

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

Condition 3 (Drawings and Documents)

The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings numbered

NMGNPH-GDA-XX-XX-DR-A-9001/P03, NMGNPH-GDA-ZZ-ZZ-DR-A-9003/P05,
NMGNPH-GDA-ZZ-ZZ-DR-A-9004/P04, NMGNPH-GDA-V0-ZZ-DR-A-9006/P02,
NMGNPH-GDA-ZZ-ZZ-DR-A-9001/P07, NMGNPH-GDA-ZZ-ZZ-DR-A-9002/P07,
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/P05,
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,
NMGNPH-ITR-XX-XX-DR-L-0107_P12 and NMGNPH-ITR-XX-XX-DR-L-0024/P09
received by the City Council as

Local Planning Authority on 10 November 2020, 17 December 2020 21 December 2021 and 27 January 2022 respectively.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

Condition 9 (Landscaping Scheme)

*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-00-XX-DR-L-0012/**P12**, NMGNPH-ITR-00-XX-DR-L-0013/**P12**, NMGNPH-ITR-VV-XX-SH-L-1000_P01, NMGNPH-ITR-VV-XX-SP-L-2000_P02, NMGNPH-ITR-00-XX-DR-L-0014_**P06**, NMGNPH-ITR-00-XX-DR-L-0015_**P06** 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/P09 received by the City Council as Local Planning Authority on 10 November 2020, 21 December 2021 and 27 January 2022 respectively. 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.*

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 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 have been sought. This has included a s96A Non-Material Amendment 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.

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.

Proposal

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the document and plans approved under ref: 128563/FO/2020 (as amended by 132931/NMC/2022 and 132567/JO/2021) to be superseded.

	Approved Drawings	Replacement Drawings	Additional Drawings
Proposed Lower Ground Floor GA	NMGNPH-GDA-ZZ-00-DR-A-9001_P02_Planning - Proposed Lower Ground Floor GA	NMGNPH-GDA-ZZ-00-DR-A-9001_P04_Planning - Proposed Lower Ground Floor GA	n/a
Proposed Upper Ground Floor GA	NMGNPH-GDA-ZZ-01-DR-A-9001_P02_Planning - Proposed Upper Ground Floor GA	NMGNPH-GDA-ZZ-01-DR-A-9001_P04_Planning - Proposed Upper Ground Floor GA	n/a
Proposed Elevations Sheet 1	NMGNPH-GDA-ZZ-ZZ-DR-A-9001_P03_Planning - Proposed Elevations Sheet 1	NMGNPH-GDA-ZZ-ZZ-DR-A-9001_P07_Planning - Proposed Elevations Sheet 1	n/a
Proposed Elevations Sheet 2	NMGNPH-GDA-ZZ-ZZ-DR-A-9002_P03_Planning - Proposed Elevations Sheet 2	NMGNPH-GDA-ZZ-ZZ-DR-A-9002_P07_Planning - Proposed Elevations Sheet 2	n/a
Proposed Site Plan	NMGNPH-GDA-ZZ-ZZ-DR-A-9003_P02_Planning - Proposed Site Plan	NMGNPH-GDA-ZZ-ZZ-DR-A-9003_P05_Planning - Proposed Site Plan	n/a
Proposed Wider Site Plan	NMGNPH-GDA-ZZ-ZZ-DR-A-9004_P01_Planning - Proposed Wider Site Plan	NMGNPH-GDA-ZZ-ZZ-DR-A-9004_P04_Planning - Proposed Wider Site Plan	n/a
Proposed Building Sections (1200)	NMGNPH-GDA-ZZ-ZZ-DR-A-9005_P02_Planning - Proposed Building Sections (1200)	NMGNPH-GDA-ZZ-ZZ-DR-A-9005_P05_Planning - Proposed Building Sections (1200)	n/a

Proposed Site Sections (1500)	NMGNPH-GDA-ZZ-ZZ-DR-A-9006_P02_Planning - Proposed Site Sections (1500)	NMGNPH-GDA-ZZ-ZZ-DR-A-9006_P05_Planning - Proposed Site Sections (1500)	n/a
Proposed Roof Plan	NMGNPH-GDA-ZZ-ZZ-DR-A-9007_P02_Planning - Proposed Roof Plan	NMGNPH-GDA-ZZ-ZZ-DR-A-9007_P04_Planning - Proposed Roof Plan	n/a
Overall Landscape Site Plan	NMGNPH-ITR-00-XX-DR-L-0010_P11_Overall Landscape Site Plan	NMGNPH-ITR-00-XX-DR-L-0010_P15_Overall Landscape Site Plan	n/a
Overall Site Landscape Plan with Topo Overlay	NMGNPH-ITR-00-XX-DR-L-0012_P08_Overall Site Landscape Plan with Topo Overlay	NMGNPH-ITR-00-XX-DR-L-0012_P12_Overall Site Landscape Plan with Topo Overlay	n/a
Soft Landscape and Planting Strategy Plan	NMGNPH-ITR-00-XX-DR-L-0013_P08_Soft Landscape and Planting Strategy Plan	NMGNPH-ITR-00-XX-DR-L-0013_P12_Soft Landscape and Planting Strategy Plan	n/a
Landscape Site Sections Sheet 1	NMGNPH-ITR-00-XX-DR-L-0014_P04_Landscape Site Sections Sheet 1	NMGNPH-ITR-00-XX-DR-L-0014_P06_Landscape Site Sections Sheet 1	n/a
Landscape Site Sections Sheet 2	NMGNPH-ITR-00-XX-DR-L-0015_P04_Landscape Site Sections Sheet 2	NMGNPH-ITR-00-XX-DR-L-0015_P06_Landscape Site Sections Sheet 2	n/a
PICU and FM Yard Area	n/a	n/a	NMGNPH-ITR-XX-XX-DR-L-0107_P12_LGF West_PICU Garden Sp1.07 & FM Yard_Sp1.08

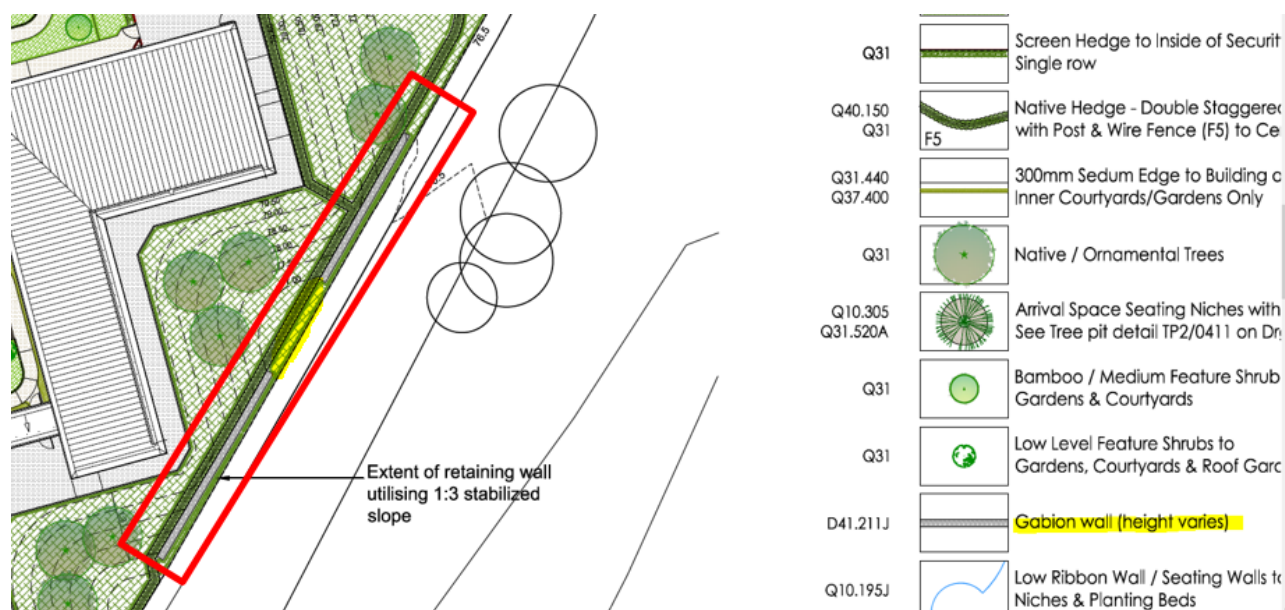
The Non-Material Amendment seeks to make a number of changes, specifically in relation to the gabion walls, main entrance cladding, FM yard and parapets to pitched roofs. Please see further details on each amendment below:

Gabion Walls

The Non-Material Amendment seek to raise the proposed gabion wall in some areas to facilitate the 4m wide temporary haul route which runs through the site adjacent to the

proposed building on the eastern elevation by Crescent Drive. The currently approved gabion wall varies in height however the amendment looks to increase the height of approximately 1-2 baskets in some area (again it would vary in height).

In addition, it is proposed that the gabion walls would join in the area highlighted in yellow below. The two grey thin lines are the currently proposed gabion walls which are proposed to be joined. The red line is just to highlight this area.



The increase in gabion wall was original planned to be only temporary for health and safety purposes associated with the construction phase. However this is now proposed to retain the increased height to aid with privacy for the wards on the eastern elevation as a permanent solution.

Main Entrance Cladding

The Non-Material Amendment also seeks to reduce the main entrance cladding. This is a result of detailed design development.

FM Yard

The Non-Material Amendment also seeks to reconfigure the existing FM yard, as the current approved layout did not work from a servicing perspective. The changes mostly include the reorganisation/ layout of the proposed FM yard as opposed to adding to/ removing elements. In summary the changes include:

- Amending the Section 136 unit fence line to 4m high with gates to allow enough space for fire engine access
- Splitting the LV switch and sub
- Minor fence line and gate updates
- Arrangement and distance between the MEP blocks have been updated
- Rotation of the AHJP, generators and fuel store relocations

- Area for a hiab to park in front of the sub station shown in hatching

Parapets

The Non-Material amendment also seeks to raise the eaves parapet to the pitched roof by 1 no. brick course and the ridge by 3 no. brick courses. This is a result of detailed design development.

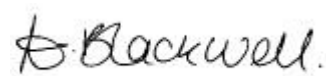
Conclusion

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 amendment 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 at this office.

Yours sincerely



Anna Blackwell
Associate Planner

Anna.blackwell@glhearn.com

Cc

1. Marc Reed- GMMH
2. Jen Aspinall- IHP

Enc.

1. Application Form
2. Notice
3. NMGNPH-GDA-XX-XX-DR-A-9001_P02 - Planning - Location Plan
4. NMGNPH-GDA-ZZ-00-DR-A-9001_P04_Planning - Proposed Lower Ground Floor GA
5. NMGNPH-GDA-ZZ-01-DR-A-9001_P04_Planning - Proposed Upper Ground Floor GA
6. NMGNPH-GDA-ZZ-ZZ-DR-A-9001_P07_Planning - Proposed Elevations Sheet 1
7. NMGNPH-GDA-ZZ-ZZ-DR-A-9002_P07_Planning - Proposed Elevations Sheet 2
8. NMGNPH-GDA-ZZ-ZZ-DR-A-9003_P05_Planning - Proposed Site Plan
9. NMGNPH-GDA-ZZ-ZZ-DR-A-9004_P04_Planning - Proposed Wider Site Plan

- 10.NMGNPH-GDA-ZZ-ZZ-DR-A-9005_P05_Planning - Proposed Building Sections (1200)
- 11.NMGNPH-GDA-ZZ-ZZ-DR-A-9006_P05_Planning - Proposed Site Sections (1500)
- 12.NMGNPH-GDA-ZZ-ZZ-DR-A-9007_P04_Planning - Proposed Roof Plan
- 13.NMGNPH-ITR-00-XX-DR-L-0010_P15_Overall Landscape Site Plan
- 14.NMGNPH-ITR-00-XX-DR-L-0012_P12_Overall Site Landscape Plan with Topo Overlay
- 15.NMGNPH-ITR-00-XX-DR-L-0013_P12_Soft Landscape and Planting Strategy Plan
- 16.NMGNPH-ITR-00-XX-DR-L-0014_P06_Landscape Site Sections Sheet 1
- 17.NMGNPH-ITR-00-XX-DR-L-0015_P06_Landscape Site Sections Sheet 2
- 18.NMGNPH-ITR-XX-XX-DR-L-0107_P12_LGF West_PICU Garden Sp1.07 & FM Yard_Sp1.08