

Planning

Steven McCoombe
Telephone: 0161 234 4607
steven.mccoombe@manchester.
gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Miss Anna Blackwell
GL Hearn
7th Floor Lee House
90 Great Bridgewater Street
Manchester
M1 5JW

Date: 30 August 2022

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 134686/NMC/2022

Description: Non-material amendment to planning permission referenced 132567/JO/2021 to allow changes to the gabion wall height, alterations to main entrance cladding, reconfiguration of service yard and alterations to parapet heights, involving the rewording of conditions 3 (specified plans) and condition 9 (landscaping)

Location: North Manchester General Hospital , Delaunays Road, Manchester, M8 5RB

I refer to your application for a non-material amendment to planning permission reference 132567/JO/2021.

The proposed amendments relate to the height and extent of the proposed gabion wall in some areas to facilitate the 4 metre wide temporary haul route which runs through the site adjacent to the proposed building proposed building on the eastern elevation by Crescent Drive, together with alterations to the main entrance cladding, reconfiguration of the FM yard and a minor increase in height of the pitched roof.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant or material alterations to the host planning permission.

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-DR-A-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/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 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.

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-VV-XX-SH-L-1000_P01, NMGNPH-ITR-VV-XX-SP-L-2000_P02, 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 and drawings referenced NMGNPH-ITR-00-XX-DR-L-0012/P12, NMGNPH-ITR-00-XX-DR-L- 0013/P12, NMGNPH-ITR-00-XX-DR-L-0014_P06 and NMGNPH-ITR-00-XX-DR-L-0015_P06 received by the City Council as Local Planning Authority on 12 August 2022.

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.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 132567/JO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 132567/JO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

Should you wish to discuss the matter further, please contact Steven McCoombe using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing