



Planning

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Date: 6 January 2026

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: 144826/NMC/2025

Description: Non-material amendment to Planning Approval reference 143740/FO/2025 to amend the time trigger of Conditions 26 (Planting in proximity to the culvert) and 28 (Habitat Management and Monitoring Plan).

Location: Site Of The Temporary Block 29 At The Christie Hospital, Wilmslow Road, Manchester, M20 4BX

I refer to your application for a non-material amendment to planning permission reference 143740/FO/2025.

The details of the proposed amendments are:-

a) Amendments to the trigger for the discharge of the Condition 26 (Planting in proximity to the culvert)

and

b) Amendments to the trigger for the discharge of the Condition 28 (Habitat Management and Monitoring Plan)

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the levels of residential and visual amenity and pedestrian and highway safety enjoyed within the vicinity of the site.

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 143740/FO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval

143740/FO/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) Condition 26) Prior to above ground development commencing, a detailed landscaping strategy for planting in proximity to the culvert shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a layout drawing showing:

- A no-planting strip directly above the culvert and of the same width as the culvert.

- Planting outside of the no-planting strip should be designed in accordance with Section 6/Annex 1 species easements and Section 6.6. root protection of the document standard-conditions-for-works-adjacent-to-pipelines-issued-july-2015.pdf

- Show the appropriate easements and species choice, with annotations summarising how they are in line with the guidance.

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

Reason - To protect culverted watercourse assets from damage and flood risk in line with Policy EN4 of the Manchester Core Strategy and policy JP-S4 of the Places for Everyone Joint Development Plan Document.

4) Condition 28) Prior to above ground development commencing, a 30 year Habitat Management and Monitoring Plan for the on-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Should you wish to discuss the matter further, please contact David Lawless using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing