

## **Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)**

### **Part 1 – Particulars of the application**

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**Proposal:**

Non-material amendment to Conditions 2 (Approved Drawings and Documents), 8 (Landscaping) and 26 (Culvert Landscaping) and removal of Condition 19 (VIE Tank Screen) attached to Planning Permission 143740/FO/2025 to amend the design including changes to external works, landscaping and the louvres on Level 2.

**Location:**

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

**Application reference:**

145406/NMC/2026

**Applicant:**

Northern Pathology Developments Ltd Northern Pathology Developments Ltd

**Date of application:**

11 March 2026

### **Part 2 – Particulars of decision**

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Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

The details of the proposed amendments are:

- a) Variation of the wording of condition no. 2 (approved drawings and documents) to allow for
  - i) a reduction in the size of the layby.
  - ii) omission of the nitrogen tank, and replacement with a generator.
  - iii) addition of a fence between the interface of the neighbouring residential properties and the landscaped area adjacent to the layby.
  - iv) provision of additional landscaped green space.
  - v) amendments to the building façade (including a reduction in size of the currently approved louvres on the west elevation and introduction of two additional louvres to the north elevation.)

b) Variation of the wording of condition no. 8 (landscaping) following the submission of the landscaping package.

c) Variation of the wording of condition no. 26 (proximity to culvert) following the submission of the landscaping package.

d) Removal of condition no. 19 (VIE tank) as the tank is now omitted from the proposal.

It should be noted that this decision 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 now apply.

#### **Condition(s) amended by this decision**

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- 1) Condition 2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as Local Planning Authority on 14 August 2025:

- a) 040100/P01 (site location plan),
- b) 040406/P01 (plant screen sections),
- c) 040405/P01 (proposed bay study),
- d) 040403/ P03 (proposed sections),
- e) 040301/P07 (Level 00 proposed general arrangement plan),
- f) 040302/P07 (Level 01 proposed general arrangement plan),
- g) 040303/P06 (Level 02 proposed general arrangement plan),
- h) 040304/P04 (Level 03 proposed general arrangement plan).

the following drawings received on 11 March 2026:

- i) Proposed site Plan NPD-V1-DAY-G100-DR-Grd 040201\_P05

- j) Proposed Site Sections NPD-Z1-ITR-G710-SE-XX 0401\_P02 NPD-Z1-ITR-G710-SE-XX 0402\_P01 NPD-Z1-ITR-G710-SE-XX 0403\_P01 NPD-Z1-ITR-G710-SE-XX 0404\_P03 NPD-Z1-ITR-G710-SE-XX 0405\_P03
- k) Proposed General Arrangement Elevations (2 of 2) NPD-V1-DAY-G200-DR-ZZ 040402\_P06
- l) Proposed External Works NPD-Z1-ITR-G710-PL-XX-0101\_P10
- m) Proposed refuse strategy NPD-Z1-DAY-G582-PI-Grd 900103\_P04
- n) Soft Landscaping Strategy Plan (Ref: NPD-Z1 ITR-G710-PL-XX-0003 P03)
- o) Landscape General Arrangement (Ref: NPD Z1-ITR-G710-PL-XX-0101\_P10)
- p) Landscape Proposed Levels (Ref: NPD-Z1 ITR-G710-PL-XX-0601\_P03)
- q) Landscape Balustrade Details (Ref: NPD-Z1 ITR-G710-DE-XX-0510\_P02)
- r) Landscape Sections - Sheet 1 of 5 (Ref: NPD Z1-ITR-G710-SE-XX-0401\_P02)
- s) Landscape Sections - Sheet 2 of 5 (Ref: NPD Z1-ITR-G710-SE-XX-0402\_P01)
- t) Landscape Sections - Sheet 3 of 5 (Ref: NPD Z1-ITR-G710-SE-XX-0403\_P01)
- u) Landscape Sections - Sheet 4 of 5 (Ref: NPD Z1-ITR-G710-SE-XX-0404\_P03)
- v) Landscape Sections - Sheet 5 of 5 (Ref: NPD Z1-ITR-G710-SE-XX-0405\_P03)

and the following drawing received on 15 October 2026:

- w) Proposed General Arrangement Elevations (1 of 2) DAY-V1-ZZ-DR-A-040401 P07

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.

- 2) Condition 8) The hard and soft landscaping scheme approved by the City Council as Local Planning Authority, shown on the drawings listed below and which were received by the City Council as Local Planning Authority on 11 March 2026, shall be implemented not later than 12 months from the date the buildings are first occupied. 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 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.

- a) Soft Landscaping Strategy Plan (Ref: NPD-Z1 ITR-G710-PL-XX-0003 P03)
- b) Landscape General Arrangement (Ref: NPD Z1-ITR-G710-PL-XX-0101\_P10)
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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 and Policies JP-S1, JP-P1 and JP-H3 of the Places for Everyone Joint Development Plan.

- 3) Condition no. 19 (VIE Tank Screen) - Condition removed.
- 4) Condition 26) In respect of planting in proximity to the culvert, the development hereby approved shall be implemented in accordance with the following documents received by the City Council as Local Planning Authority on 11 March 2026:

- a) Soft Landscaping Strategy Plan (Ref: NPD-Z1 ITR-G710-PL-XX-0003 P03)
- b) Landscape General Arrangement (Ref: NPD Z1-ITR-G710-PL-XX-0101\_P10)
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i) Landscape Sections - Sheet 5 of 5 (Ref: NPD Z1-ITR-G710-SE-XX-0405\_P03)

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.

Date: 19 October 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

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### **Part 2 – Particulars of decision**

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Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

Following an assessment of the details submitted, it is confirmed that the proposed amendments to the wording of the conditions 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 or the wider area.

It should be noted that this decision 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 now apply.

### **Condition(s) amended by this decision**

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Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA