

Planning

Growth & Development

Delegated officer report for planning application

Application no.	132931/NMC/2022
Date registered valid:	11 February 2022
Proposal:	Non material amendment to planning permission referenced 128563/FO/2020 to amend the Public Right of Way (PRoW) route, through the south of the site involving alterations to the wording of condition 3 (specified plans) and condition 9 (landscaping)
Address:	North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Ward(s):	Crumpsall Ward
Applicant:	Mr Marc Reed Greater Manchester Mental Health NHS Foundation Trust Harrop House, Bury New Road, Prestwich, Manchester, M25 3BL
Agent (if any):	Anna Blackwell GL Hearn 7th Floor Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: steven.mccoombe@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	15 March 2022

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: 3 March 2022.

Standard consultations:

Printed: 17 February 2022 Expired: 10 March 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

Press advert

Published: 22 February 2022 Expired: 15 March 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building and surroundings

The proposed application site relates to part of North Manchester General Hospital, Delaunays Road, situated within the Crumpsall area of Manchester. In this case, the application site relates to part of the hospital building known as New Park House, located off Central Drive, to the south west of the main hospital campus.

The site currently comprises the Trust's Headquarters, a boiler house, domestic services, a number of other support services, including vacant buildings and associated car park. The wider North Manchester General Hospital site comprises a full accident and emergency department, which includes a separate paediatric A&E unit. It also offers a full range of general and acute surgical services and incorporates a number of buildings ranging from 1 to 5 storeys in height.

The application site is bound to the north by the existing hospital, to the east by woodland, to the south by the Jewish Cemetery and existing residential housing off Crescent Drive and Magna Drive and to the west by the existing Park House site. The wider surrounding area is characterised by healthcare uses (Class C2) to the north of the site, within the North Manchester General Hospital Campus and residential uses (Class C3) to the south of the site.

There are a number of trees located on site, particularly to the south and east of the site. The site is not within a Conservation Area. Crumpsall Green Conservation Area is located 320m north west of the site. There are no statutory Listed Buildings on site, however the former Manchester Workhouse building is considered a non-designated heritage asset.

The hospital campus currently contains a number of public car parks and staff car parks located within close proximity to existing buildings. There is limited on-street car parking available.

Vehicular and pedestrian access can be gained south of the site via Crescent Drive or to the north of the site via Central Drive. Parking is distributed across the wider NMGH site and is located within close proximity to existing buildings.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

Non-material amendment to planning permission referenced 128563/FO/2020 to amend the Public Right of Way (PRoW) route through the south of the site, involving alterations to the wording of condition 3 (specified plans) and condition 9 (landscaping).

Consultations & Notification Responses

None Required. Highway Services have however confirmed that they support the proposed, amended public right of way.

Planning History

132567/JO/2021 - Variation of conditions 3 (specified plans), 9 (landscaping), 12 (drainage) and 14 (ground conditions) attached to planning permission referenced 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. *Approved March 2022.*

131280/FO/2021- Enabling works associated with the New Park House development (LPA ref. 128563/FO/2020) comprising of the construction of the northern section of the western access road off Central Drive; realignment of Eyam Road and Ellis Drive; and the construction of a temporary sub-station. *Approved 30/09/2021.*

128563/FO/2020- 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. *Approved 28/01/2021*

124334/JO/2019- Variation of condition 2 (Specified Plans) attached to planning permission 121569/FO/2018 to allow elevational alterations to the previously approved design of the Energy Centre. *Approved 10/10/2019*

121569/FO-2018- Erection of two-storey Energy Centre to contain CHP and Boilers involving demolition of existing raised surface together with reconfiguration of car parking, open space and access from Central Drive. *Approved 23/01/2019*

117887/FO/2017- Erection of single storey extension to form additional hospital accommodation. *Approved 11/12/2017.*

Issues

Background

Full planning permission 128563/FO/2020 was approved on 28 January 2021. This granted consent for the:

‘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’

Following this, a s73 Minor Material Amendment application (ref: 132567/JO/2021) was approved for the rewording of drafting of Condition 3 (Specified Plans), 9 (Landscaping), 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.

The current application now seeks an amended to the public right of way that runs though part of the site to the south. This necessitates alterations the drawings which are referenced within condition 3 (specified plans) and condition 9 (landscaping) which are referenced on the host permission and subsequent variation.

Materiality

As part of the original full planning application for 128563/FO/2020 it was proposed that the existing Public Right of Way (PROW) would be closed and redirected along the existing footpath along Eyam Road and Crescent Drive to the south of the site.

As part of the Section 257 process, a number of formal objections were received by the Ramblers Association surrounding the closure of the footpath. As a result of this, the current application seeks consent for an alternative option to redirect the footpath.

The current proposal now has the support of the Rambler Association and relevant, interested parties.

The fence line is to remain as existing and the proposal would not result in a change to the red line location plan or materially affect access through the site. The route and direction of the right of way is broadly consistent with the existing route.

It is not believed that any planning harm would result and that the amendment sought accords with Section 96A of the Town and Country Planning Act 1990.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration – Not required.

The proposed amendment relates to an amendment to the Public Right of Way (PRoW) route through the south of the site. This necessitates changes to the wording of conditions 3 and 9 which reference drawings which refers to the previously approved route. The replacement drawings submitted as part of this application highlight the amended route.

Following an assessment of the details submitted, I can confirm that the proposed amendment 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 have any significant, material or detrimental impact upon surrounding amenity or the character, appearance, function of the host site.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 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-ZZZZ-DR-A-9003/P03, NMGNPH-GDA-ZZ-ZZ-DR-A-9004/P02, NMGNPH-GDA-V0-ZZ-DR-A-9006/P02, NMGNPH-GDA-ZZ-ZZ-DR-A-9001/P02, NMGNPH-GDA-ZZZZ-DR-A-9002/P02, NMGNPH-GDA-ZZ-00-DR-A-9001/P01, NMGNPH-GDA-ZZ-01-DR-A-9001/P01, NMGNPH-GDA-ZZ-ZZ-DR-A-9005/P01, NMGNPH-GDA-ZZZZ-DR-A-9006/P01, NMGNPH-GDA-ZZ-ZZ-DR-A-9007/P01, NMGNPH-ITR-00-XXDR-L-0010/P12, NMGNPH-ITR-00-XX-DR-L-0012/P09, NMGNPH-ITR-00-XX-DRL-0013/P09 and, NMGNPH-ITR-XX-XX-DR-L-0024/P02 and NMGNPH-ITR-00-XX-DR-L-SK021_RevB received by the City Council as Local Planning Authority on 10 November 2020, 17 December 2020 and 11 February 2021 respectively.

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) The development hereby approved shall be implemented in accordance with the submitted landscaping scheme detailed within drawings and document referenced NMGNPH-ITR-00-XX-DR-L-0011/P01, NMGNPH-ITR-00-XX-DR-L-0012/P09, NMGNPH-ITR-00-XX-DR-L-0013/P09, NMGNPH-ITR-VV-XX-SH-L-1000_P01, NMGNPH-ITR-VV-XX-SP-L-2000_P02, NMGNPH-ITR-00-XX-DR-L-SK021_RevB and the External Landscape Environment Strategy referenced NMGNPH-ITR-00-XX-RP-L-9002/P01 (parts 1-3) received by the City Council as Local Planning Authority on 10 November 2020 and 11 February 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 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: NORTH1