

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132758/NMC/2022

Date registered valid: 24 January 2022

Proposal: Non Material Amendment to planning permission 128905/FO/2020 to allow reduction in building footprint, reduction in parking spaces by 43 spaces and re-wording of condition 16 to amend the timescale for submission of details

Address: North Manchester Health Care Nhs Trust , Central Drive, Manchester, M8 5RL

Ward(s):

Applicant: - - - Morgan Sindall Construction 6th Floor, Anchorage 2, Manchester, M50 3YW

Agent (if any): Will Hannah Turley 1 New York Street, Manchester, M1 4HD

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 February 2022

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 27 January 2022 Expired: 17 February 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is 4.15 hectares, across two sites (northern and southern areas), currently comprising various medical buildings, staff car parking and a disused allotment site with associated access routes and landscaping.

The site comprises 10 existing medical buildings, five of which are proposed to be demolished as part of the enabling works. These buildings are Limbert Nurses Home (no. 45), Infectious Diseases Offices (no. 47), the Security and Medical Secretaries building (no. 44) as well as a small substation to the east of that building (no. 76). These buildings are not listed; however, Limbert Nurses Home does hold some local historic interest, including a plaque commemorating the opening of the building in January 1930.

The northern area also comprises of existing car parking areas and access routes within the eastern and western areas of the application site boundary.

The southern parcel of land currently comprises of land previously used as allotments, including polytunnels that are no longer in use.

32 trees are located within the application. Three memorial trees are also located along the connecting corridor between Limbert Nurses Home and the hospital building to the south. These are proposed to be relocated to an appropriate location as part of the wider redevelopment proposals, subject to consultation with those concerned.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site forms part of the North Manchester General Hospital (NMGH) and are therefore surrounded by existing medical buildings and associated uses such as car parking and access routes.

The main hospital buildings, including the existing Acute Hospital, located off Central Drive are located to the south of the northern area of the application site. A band of trees / woodland area runs adjacent to the north-eastern and eastern boundary of the site located within the Irk Valley. Primary vehicle access into the site is from Delaunays Road to the west where access is then provided through the centre of the site via Central Drive leading to the south of the application site facilitating access to existing car parking within this location. Secondary access into the site can also be taken from Crescent Drive to the south of the existing hospital site, which joins with Central Drive at the southern point of the application site.

The Site is located within the Crumpsall suburb of Greater Manchester, approximately 3.5km north of Manchester City Centre. Surrounding land use is predominantly residential with some light industrial, commercial, recreational and educational uses located nearby. Beyond the immediate vicinity lies the British Cables Company (light industrial premises) at Delaunays Road (0.3km north); office/residential development and the River Irk (0.2km to the east); light industry including a haulage depot and waste paper recycling centre to the southeast; and beyond NMGH, Crumpsall Park and residential development to the south and west.

The Site is well-served by the local bus network with bus stops located along Delaunays Road along the north western boundary of the existing hospital site, and bus routes and stops located within the NMGH site, along Crumpsall Way and Central Drive.

Description of development

Non Material Amendment to planning permission 128905/FO/2020 to allow reduction in building footprint, reduction in parking spaces by 43 spaces and re-wording of condition 16 to amend the timescale for submission of details

Consultations & Notification Responses

Highway Services – No objections to the proposal

Issues

Planning permission was granted in March 2021 for the erection of a multi-storey car park and cycle hub (1,025 car parking spaces) in association with North Manchester General Hospital and associated enabling works comprising the demolition of five existing buildings; the provision of two areas of temporary car parking; service diversion works; landscaping and other associated works.

Since planning permission has been granted the proposal has been reviewed and it is necessary to rationalise some aspects of the proposal. This includes a 10% reduction in the footprint of the building resulting in the reduction in the number of car parking spaces by 43. The number of accessible space and EV points would be retained as per the planning permission as would the level of cycle provision.

The scale, massing and appearance of the building would remain as per the planning permission.

The application also requires an amendment to condition 16 to amend the wording from 'pre-commencement' to 'prior to any above ground works'. This is considered to be acceptable.

The proposed changes are considered to be of a non material nature and therefore acceptable.

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:

Article 35 Declaration

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

1) The proposed seeks to to allow reduction in building footprint, reduction in parking spaces by 43 spaces and re-wording of condition 16 to amend the timescale for submission of details

2) 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 material alterations to the planning approval

2) The development hereby approved shall be carried out in accordance with the following additional drawings:

20200-AFL-MSCP-00-DR-A-2011 Rev. PO1, 20200-AFL-MSCP-01-DR-A-2012 Rev. PO1, 20200-AFL-MSCP-02-DR-A-2013 Rev. PO1, 20200-AFL-MSCP-RF-DR-A-2019 Rev. PO1, 20200-AFL-MSCP-ZZ-DR-A-2022 Rev. PO1 and 20200-AFL-MSCP-ZZ-DR-A-2023 Rev. PO1 stamped as received by the City Council, as Local Planning Authority, on the 24 January 2022

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.

16) Prior to any above ground works associated with the construction of the multi-storey car park and cycle hub, all material to be used on all external elevations of the multi-storey car park and cycle hub development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along

with jointing and fixing details, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy

20) (a) Prior to the first use of the MSCP and cycle hub, the cycle spaces, as indicated on drawing DR-A-2011 REV P01 stamped as received by the City Council, as Local Planning Authority, on 24 January 2022 shall be implemented and retained and maintained in situ for as long as the development remains in use.

(b) The number of cycle spaces shall be reviewed annually as part of the travel plan requirements of condition 23 of this planning permission (commencing from the date of this permission). The survey shall be completed within 7 days of each annual review date and the results of the survey provided to the City Council within 7 days thereafter. Any additional cycle spaces identified as part of this review shall be implemented within two months of approval of the annual agreement.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures and air quality pursuant to policies SP1,T1, T2, EN14 and DM1 of the Manchester Core Strategy (2012).

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

Susceptible to Surf Water Flood (Less) -

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Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH1