

13 December 2021

Delivered via Planning Portal

Steven McCoombe
Manchester City Council
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Town Hall, Albert Square
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Ref: SHEM3012

Dear Mr McCoombe

FULL PLANNING PERMISSION FOR UTILITY INFRASTRUCTURE WORKS ASSOCIATED WITH THE REDEVELOPMENT OF NORTH MANCHESTER GENERAL HOSPITAL

On behalf of Manchester University NHS Foundation Trust ('the Applicant / MFT'), I am pleased to enclose a planning application for full planning permission for utility infrastructure works associated with the redevelopment of North Manchester General Hospital, primarily the works associated with the New Park House development (LPA ref. 128563/FO/2020).

The application has been submitted via the Planning Portal (ref. PP-10463678) and comprises electronic copies of the following documents:

- Completed application forms and certificates
- This covering letter
- Site Location / Boundary Plan, drawing no. E51164.007 Rev P1, prepared by Electricity North West
- HV Cable Diversion Route, drawing no. E51164.001 Rev P5, prepared by Electricity North West
- Southern Enabling Works Geo-Environmental Site Investigation Technical Note, ref. 075805-CUR-01-XX-GN-GE-00100-V02, prepared by Curtins
- Tree Survey, prepared by Adas

The requisite application fee of £2,038 has been paid online via the Planning Portal.

Background

In January 2021, Greater Manchester Mental Health NHS Foundation Trust ('GMMH') secured full planning permission for the proposed development of a new mental health facility at NMGH, known as New Park House Development2 (hereafter referred to as ('NPHD')). A full description of development is provided below:

"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"

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In order to progress with the delivery of the NPHD, MFT are required deliver a package of enabling works.

As you will be aware planning permission was granted in September 2021 for the first package of enabling works, comprising the construction of the northern section of the western access road off Central Drive, the realignment of Eyam Road and Ellis Drive and the construction of a temporary sub-station (LPA ref. 131280/FO/2021).

The second package of enabling works is the diversion of high-voltage and low-voltage cables servicing the substation approved under LPA ref. 131280/FO/2021. This planning application therefore comprises these proposed utility infrastructure works.

Proposed Development

The description of development is as follows:

“The diversion and installation of low-voltage and high-voltage cables, routed under Ellis Drive, Eyam Road and Crescent Drive, associated with the substation approved under LPA ref. 131280/FO/2021.”

The site area comprises approximately 8,714.5 square metres and is located within the southern area of the NMGH estate.

The proposed development comprises of the following elements:

- **Low Voltage Cabling proposed from the substation approved under LPA ref. 131280/FO/2021** – cabling to be routed beneath the Ellis Drive carriageway to the south east and connect to the Modular Office Block LV supply and Pumphouse LV Supply.
- **High Voltage Cabling (6.6kV) proposed from the substation approved under LPA ref. 131280/FO/2021** – cabling to be routed beneath the Ellis Drive carriageway to the south east, connecting to Eyam Road to the south and along Crescent Drive in a north-easterly direction.

Enclosed drawing no. E51164.001 Rev P5 confirms the trenching arrangement required to install each cable type. The route has been chosen to minimise disruption to the operation of the existing hospital and to ensure minimal loss of trees. The enclosed drawing confirms that the majority of works within Central Drive will be delivered through directional drilling.

The works will be undertaken within 12 weeks. A Construction Management Plan will be prepared and submitted in due course outlining construction management procedures to be adopted throughout the duration of construction.

The enclosed Tree Survey identified a total of 41 individual trees and 15 groups of trees that have the potential to be impacted by the proposed works. Of these trees, two were awarded a high-quality A grade, 29 awarded a moderate-quality B grade, 21 awarded a low-quality C grade and 4 awarded a very low quality U grade. The Tree Survey confirms that in order to facilitate the proposed development, it will be necessary to remove one low-quality C grade Rowan tree (T23) and one very low-quality U grade tree group (G11) composed of two Rowan and two Elder trees.

The Tree Survey also notes that in order to avoid the loss of a Category A tree on Crescent Drive (T5), the route of the infrastructure should be adjusted. In accordance with these recommendations, Electricity North West amended the route to ensure the retention of the Category A tree on Crescent Drive.

As outlined in the Tree Survey, the route as proposed including when adopting various tree protection measures will not have a significant impact on the health and stability of the trees which are to be retained and will ensure that these trees continue to contribute to the amenity value of the area.

Planning Policy and Appraisal

The relevant adopted development plan for Manchester City Council ('MCC') comprises the Manchester Core Strategy ('CS') (2012) and the saved policies of the Manchester Unitary Development Plan ('UDP') (1995). Other material considerations include the National Planning Policy Framework (2019) ('the Framework'), adopted Supplementary Planning Documents ('SPD') and other relevant MCC strategies.

A summary of the relevant environmental and technical policies according to key themes and an appraisal of the proposed development against each is provided below in **Table 1**.

Table 1. Key planning policy themes and appraisal against the proposed development.

Theme	Summary	Appraisal
Development Management	CS policy DM1 outlines key development management matters, to which all developments should demonstrate consideration as part of any planning application. The relevant matters include layout, effects on amenity and traffic generation (including paragraphs 108 and 127 of the Framework). Consideration must also be given to matters such as safety and crime prevention (including paragraph 91 of the Framework).	The proposed development is being delivered to ensure minimal disruption on the functioning of the existing hospital whilst the wider redevelopment proposals, in particular the NPHD are brought forward; including to minimise any impact on the amenity of staff and visitors to the hospital. The specific routing of the utility infrastructure has been chosen to minimise disruption on the existing hospital whilst ensuring new facilities, such as the modular accommodation building and future New Park House, are fully connected to the utility infrastructure network. Therefore, it is considered that the proposed development complies with CS policy DM1 and paragraphs 91, 108 and 127 of the Framework.
Biodiversity	CS policies EN15 and EN9 and the Framework (Paragraph 170) make clear that proposals must aim to conserve and enhance biodiversity, and encourage opportunities to incorporate biodiversity in and around developments.	As outlined above, as documented in the enclosed Tree Survey, one low-quality C grade Rowan tree (T23) and one very low-quality U grade tree group (G11) composed of two Rowan and two Elder trees will require removal to facilitate the utility infrastructure works. The Tree Survey concludes that the route as proposed including when adopting various tree protection measures will not have a significant impact on the health and stability of the trees which are to be retained and will ensure that these trees continue to contribute to the amenity value of the area. Therefore, the proposed development complies with CS policies EN15 and EN9 and the Framework paragraph 170.
Flood Risk and Drainage	CS policies EN4, EN14, DM1 and the Framework (paragraphs 100 – 103) focus on flood risk and new development. These policies assert that proposals should be directed away from areas that are at the greatest risk of flooding; and where development is permitted local	The site is located within Flood Zone 1¹ meaning that it is at lowest risk of flooding from Rivers or Sea. Furthermore, the proposed scheme incorporates suitable drainage systems, where required, which seek to prevent flooding and mitigate the installation of the hard surfacing. As such, the proposed development complies with CS policies EN4, EN14, DM1 and the Framework paragraphs 100 – 103.

¹ In accordance with the Government's Flood Risk Map for Planning <https://flood-map-for-planning.service.gov.uk/confirm-location?easting=384559&northing=402429&placeOrPostcode=crumpsall>

Theme	Summary	Appraisal
	planning authorities should ensure flood risk is not increased elsewhere.	
Ground Conditions	CS policy EN18 and the Framework (paragraphs 183 – 188) require developers to consider the potential risks from ground conditions and, if necessary, incorporate mitigation measures to address them. Planning decisions should ensure development sites are suitable for the proposed use taking account of ground conditions, land instability, and any proposals for remediation.	The enclosed Ground Conditions technical note, prepared by Curtins confirms that the land subject to the proposed utility infrastructure works has been the subject of two separate geo-environmental investigations to date and includes summaries of these. This confirms that the level of risk associated with potential ground contaminants associated with the proposed development ranges from low to moderate. The proposed development complies with CS policy EN18 and the relevant paragraphs of the Framework.

It has been demonstrated above that the proposed development complies with all relevant national and local planning policies and will not result in an adverse impact on the environment or, importantly, the functioning of the existing hospital.

As such, planning permission should be granted without delay.

Conclusion

I trust that you have all the information to enable you to register the application and approve the proposed development. Should you have any queries or require any further information please do get in touch.

Yours sincerely



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Associate Director

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