

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132050/DEM/2021

Date registered valid: 18 January 2022

Proposal: Prior Notification for the demolition of the Boiler building

Address: D8 Boiler House, Crescent Drive, Manchester, M8 5RL

Ward(s): Crumpsall Ward

Applicant: Mr Edward Fitzpatrick Manchester University NHS Foundation Trust (MFT) Property & Estates Development, Cobbett House, Oxford Road, Manchester, M13 9WL

Agent (if any): Mr Alberto Cotarelo, DAY Architectural Studio 1 Lancaster Buildings 77 De, Manchester, M3 2BW

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 28 January 2022

Application details

Type of application: Proposed demolition

Development type: Notifications

Standard consultations:

Printed: 20 January 2022 Expired: 10 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

Boiler House building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to part of North Manchester General Hospital, Delaunays Road, situated within the Crumpsall area of Manchester.

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.

The hospital campus currently contains a number of public car parks and staff car parks located within close proximity to existing buildings.

Description of development

Prior Notification for the demolition of the boiler building which is situated off Central Drive within the ground of North Manchester General Hospital.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health - A demolition management plan is required outlining working practices, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan and;
- Sheeting of construction vehicles.

Greater Manchester Ecology (GMEU) - If no surveys have been undertaken, it is strongly recommended that a Preliminary Bat Survey is undertaken.

- Bats and their roosts, even when unoccupied, are protected by UK legislation (Wildlife & Countryside Act 1981 and the Conservation of Habitats & Species Regulations (Amendment) (EU Exit) 2019). Protected species are a material consideration in the determination of planning proposals.

Issues

Withdrawn as application requires additional information with regard to demolition methodology and bat (s) presence.

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: Withdrawn

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

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Ecology Unit

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) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1