

Planning Statement

New Park House

Site of Former Trust Head Quarters
North Manchester General Hospital
Delunays Road
Crumpsall
Manchester, M8 5RB

December 2021
V1

Prepared by

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DATE

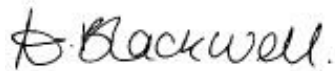
December 2021

V1

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Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 INTRODUCTION

- 1.1 This Planning Statement has been prepared by GL Hearn in support of a s73 minor material amendment application to vary the wording of Condition 3 (Drawings and Documents), Condition 9 (Landscaping Scheme) and Condition 14 (Ground Investigation) and provide full details of Condition 12 (Surface Water Drainage) of Full Planning Permission 128563/FO/2020 on behalf of Greater Manchester Mental Health NHS Foundation Trust, (hereafter referred to as the 'the Applicant').
- 1.2 A number of changes are proposed across the site which are required as a result of the detailed design of the proposal developing. The changes proposed allow for a slightly reduced building to improve buildability and to fit in with the wider masterplan development proposals.
- 1.3 The amendments are considered acceptable as it creates no planning harm, is generally in compliance with relevant planning policy and full planning application 128563/FO/2020.

2 SITE AND SURROUNDING AREA

- 2.1 The following section describes the key characteristics of the application site and surrounding area.

The Site

- 2.2 The application site is located within NMGH campus, in Greater Manchester. Located off Central Drive, the application site, known as New Park House, covers an area of approximately 3.7 hectares.
- 2.3 The site currently comprises the Trust's Headquarters, a boiler house, domestic services/ HBS and a number of other support services including a number of vacant buildings. The wider North Manchester General Hospital site comprises a number of separate units ranging from approximately 1 to 5 storeys in height.
- 2.4 The Trust Headquarters (and attached buildings) is a part three/ part four storey Victorian building which was constructed in 1850 as part of the Manchester Workhouse. Various wings and annexes have been added and removed over the years.
- 2.5 Following the grant of full planning permission 128563/FO/2020, all existing buildings are due to be demolished in 2022 to allow the construction of the new 150-bed mental health hospital. The new facility will include the following accommodation, as well as therapy and treatment space, visitors' facilities, café and shop, staff welfare, office, administration, and estate and facilities management spaces.
- 6 no. 17-bed Adult Acute Wards;
 - 1 no. 18-bed Assessment Ward;
 - 1 no. 20-bed Older Adult Ward;

- 1 no. 10-bed Psychiatric Intensive Care Unit (PICU); and
 - Section-136 (S136) Suite.
- 2.1 Once complete, vehicular access to the new building will be via the east of the site via Crescent Drive. There is also a discrete admissions entrance to the south of the site (located off Crescent Drive) for necessary circumstances. Pedestrian access to the new building will be via Central Drive, with a footpath leading directly to the main entrance of New Park House. The development proposes 62 no. car parking spaces at the north-east of the site (including 6 no. disabled spaces). 6 of these spaces will also be fitted with Electric Vehicle charging facilities.
- 2.2 A total of 20 no. cycle parking spaces will also be provided in a cycle store located directly adjacent to the buildings entrance. Additionally, there will be showers, lockers, drying room and changing facilities located within the site.

3 RELEVANT PLANNING HISTORY

- 3.1 The planning applications listed below are based on an online planning search conducted via the Council's online planning tool.

Application Site History

- 3.2 **CDN/21/0928-** Discharge of conditions 6 (Demolition Method Statement), 26 (Invasive Species) and 27 (Bat Survey) attached to planning permission referenced 128563/FO/2020- Pending Consideration
- 3.3 **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
- 3.4 **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
- 3.5 **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
- 3.6 **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

- 3.7 **117887/FO/2017-** Erection of single storey extension to form additional hospital accommodation-
Approved 11/12/2017

4 THE PROPOSAL

- 4.1 The following section sets out the details of the proposed development. The proposal is to make a minor material amendment to the wording of Condition 3 (Drawings and Documents), Condition 9 (Landscaping Scheme) and Condition 14 (Ground Investigation) and provide full details of Condition 12 (Surface Water Drainage) of Full Planning Permission 128563/FO/2020

Proposed Amendments

- 4.2 Existing Condition 3:

'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-ZZ-ZZDR-A-9003/P01, NMGNPH-GDA-ZZ-ZZ-DR-A-9004/P1, NMGNPH-GDA-V0-ZZ-DR-A-9006/P02, NMGNPH-GDA-ZZ-ZZ-DR-A-9001/P02, NMGNPH-GDA-ZZ-ZZ-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-ZZ-ZZ-DR-A-9006/P01, NMGNPH-GDA-ZZ-ZZ-DR-A-9007/P01, NMGNPH-ITR-00-XX-DR-L-0010/P01, NMGNPH-ITR-00-XX-DR-L-0012/P01, NMGNPH-ITR-00-XX-DR-L-0013/P01 and NMGNPH-ITR-XX-XX-DR-L-0024/P02 received by the City Council as Local Planning Authority on 10 November 2020 and 17 December 2020 respectively.

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.'

- 4.3 Proposed Condition 3:

'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-ZZ-ZZDR-A-9003/**P02**, NMGNPH-GDA-ZZ-ZZ-DR-A-9004/**P01**, NMGNPH-GDA-V0-ZZ-DR-A-9006/P02, NMGNPH-GDA-ZZ-ZZ-DR-A-9001/**P03**, NMGNPH-GDA-ZZ-ZZ-DR-A-9002/**P03**, NMGNPH-GDA-ZZ-00-DR-A-9001/**P02**, NMGNPH-GDA-ZZ-01-DR-A-9001/**P02**, NMGNPH-GDA-ZZ-ZZ-DR-A-9005/**P02**, NMGNPH-GDA-ZZ-ZZ-DR-A-9006/**P02**, NMGNPH-GDA-ZZ-ZZ-DR-A-9007/**P02**, NMGNPH-ITR-00-XX-DR-L-0010/**P11**, NMGNPH-ITR-00-XX-DR-L-0012/**P08**, NMGNPH-ITR-00-XX-DR-L-0013/**P08** and ~~NMGNPH-ITR-XX-XX-DR-L-0024/P02~~; **NMGNPH-ITR-00-XX-DR-L-0014_P04, NMGNPH-ITR-00-XX-DR-L-0015_P04, NMGNPH-CUR-VV-XX-DR-C-9250, NMGNPH-CUR-VV-XX-DR-C-9251, NMGNPH-CUR-VV-XX-DR-C-9252, NMGNPH-CUR-VV-XX-DR-C-9253** received by the City Council as Local Planning Authority on 10 November 2020 and 17 December 2020 respectively.*

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.'

4.4 Existing Condition 9:

'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/P01, NMGNPH-ITR-00-XX-DR-L-0013/P01, NMGNPH-ITR-VV-XX-SH-L-1000_P01, NMGNPH-ITR-VV-XX-SP-L-2000_P02 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. 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 Core Strategy.'

4.5 Proposed Condition 9:

'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/P08, NMGNPH-ITR-00-XX-DR-L-0012/P08, NMGNPH-ITR-00-XX-DR-L-0013/P08, NMGNPH-ITR-VV-XX-SH-L-1000_P01, NMGNPH-ITR-VV-XX-SP-L-2000_P02, NMGNPH-ITR-00-XX-DR-L-0014_P04, NMGNPH-ITR-00-XX-DR-L-0015_P04 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. 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 Core Strategy.'

4.6 Existing Condition 14:

'The development hereby approved shall be implemented in accordance with the submitted Phase 1 PRA by Curtins (Ref: NMGNPH-CUR-VV-XX-RP-C-0001, dated March 2020 and received by the City Council as Local Planning Authority on 10 November 2020 and the Phase II Ground Investigation Report (Ref: NMGNPH-CURVV-XX-RP-C-0002 - Rev P01) dated 1 December 2020 and received by the City Council as Local Planning Authority on 11 December 2020.

Prior to the commencement of development hereby approved, the following details shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- A watching brief;*
- Details of any waste transfer notes.*

The development shall then be carried out in accordance with the approved details.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

The measures for investigating the site identified in within an agreed Site Investigation Proposal shall be carried out in accordance with a detailed schedule and a report prepared outlining what measures, if any, are required to remediate the land shall be submitted to and approved in writing by the City Council as Local Planning authority. The development shall only be implemented in accordance with the agreed details.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.'

4.7 Proposed Condition 14:

'The development hereby approved shall be implemented in accordance with the submitted Phase 1 PRA by Curtins (Ref: NMGNPH-CUR-VV-XX-RP-C-0001, dated March 2020 and received by the City Council as Local Planning Authority on 10 November 2020 and the Phase II Ground Investigation Report (Ref: NMGNPH-CURVV- XX-RP-C-0002 - Rev P01) dated 1 December 2020 and received by the City Council as Local Planning Authority on 11 December 2020.

~~Prior to the commencement of development hereby approved, Prior to occupation of the building details of any waste transfer notes the following details shall be submitted for approval in writing by the City Council, as Local Planning Authority:~~

~~-A watching brief;~~

~~-Details of any waste transfer notes.~~

The development shall then be carried out in accordance with the approved details.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

~~The measures for investigating the site identified in within an agreed Site Investigation Proposal shall be carried out in accordance with a detailed schedule and a report prepared outlining what measures, if any, are required to remediate the land shall be submitted to and approved in writing by the City Council as Local Planning authority. The development shall only be implemented in accordance with the agreed details.~~

~~Reason—To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.'~~

4.8 With regards to Condition 12, it has been informally agreed with the Case officer that demolition and site clearance works can commence ahead of the discharge of this condition. It is our understanding that this condition should not be a pre-construction condition as the waste transfer notes are for materials to be removed from site, which will not happen until construction commences. It is therefore proposed that the trigger point is amended to be a 'pre-occupation

condition'. This would allow all the waste transfer notes to be submitted once they have been collated and completed.

4.9 It is also proposed that the requirement for the watching brief is removed as no remediation action was identified as required in the Phase 2 Ground Investigation and nothing of ecological or archaeological value has been identified that would warrant the requirement for a watching brief. However, if unknown contaminants were found during development, then development would cease and be investigated, and land remediated accordingly, as per the requirements of Condition 15.

4.10 In addition, in relation to the second part of this condition, the Site Investigation (Phase 1 PRA by Curtins (Ref: NMGNPH-CUR-VV-XX-RP-C-0001, dated March 2020 and the Phase II Ground Investigation Report (Ref: NMGNPH-CURVV- XX-RP-C-0002 - Rev P01) dated 1 December 2020) has already been submitted and approved as part of the full planning application. Therefore, we are not seeking to submit anything further as part of the second part of this condition as no remediation action was identified as required in the Phase 2 Ground Investigation (unless any unknown contaminants were found during development). We are therefore proposing to remove this part of the condition.

4.11 Condition 12

'Notwithstanding details submitted, no development (with the exception of site clearance and demolition) shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

The following additional information is required:

- *Further assessment to understand if surface water from the site can discharge to the proposed wider masterplan drainage. The applicant should only consider connecting to a public combined sewer if all of the other drainage hierarchy methods are not feasible.*
- *Following further assessment of the potential surface water outfalls, evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with 40% allowance for climate change in any part of a building;*
- *Consideration of alternative green SuDS solution (that utilise attenuation) if practicable;*
- *Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site;*
- *Hydraulic calculations of the proposed drainage system, including the proposed SuDS features;*
- *Construction details of flow control and SuDS elements.*

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8, EN14 and EN17 of the Manchester Core Strategy.

4.12 The proposed drainage route has been amended to avoid the new retaining wall and foundations. As a result, full details of the revised drainage proposals have been submitted under Condition 12 and should be added to the approved plans list (Condition 3). This includes:

- NMGNPH-CUR-VV-XX-DR-C-9250
- NMGNPH-CUR-VV-XX-DR-C-9251
- NMGNPH-CUR-VV-XX-DR-C-9252
- NMGNPH-CUR-VV-XX-DR-C-9253
- NMGNPH-CUR-VV-XX-RE-C-9200 West Side Drainage Model Details & Results 17.12.21

4.13 The below table identifies the documents and plans approved under 128563/FO/2020 to be superseded as a result of the amendment to Condition 3 and 9.

Name of Document	Approved Plans List	Replacement Document	Additional Document
Proposed Site Plan	NMGNPH-GDA-ZZ-ZZ-DR-A-9003/P01	NMGNPH-GDA-ZZ-ZZ-DR-A-9003_P02_Planning - Proposed Site Plan	n/a
Proposed Wider Site Plan	NMGNPH-GDA-ZZ-ZZ-DR-A-9004/P1	NMGNPH-GDA-ZZ-ZZ-DR-A-9004_P01_Planning - Proposed Wider Site Plan	n/a
Proposed Elevations Sheet 1	NMGNPH-GDA-ZZ-ZZ-DR-A-9001/P02	NMGNPH-GDA-ZZ-ZZ-DR-A-9001_P03_Planning - Proposed Elevations Sheet 1	n/a
Proposed Elevations Sheet 2	NMGNPH-GDA-ZZ-ZZ-DR-A-9002/P02	NMGNPH-GDA-ZZ-ZZ-DR-A-9002_P03_Planning - Proposed Elevations Sheet 2	n/a
Proposed Lower Ground Floor GA	NMGNPH-GDA-ZZ-00-DR-A-9001/P01	NMGNPH-GDA-ZZ-00-DR-A-9001_P02_Planning - Proposed Lower Ground Floor GA	n/a
Proposed Upper Ground Floor GA	NMGNPH-GDA-ZZ-01-DR-A-9001/P01	NMGNPH-GDA-ZZ-01-DR-A-9001_P02_Planning - Proposed Upper Ground Floor GA	n/a
Proposed Building Sections (1-200)	NMGNPH-GDA-ZZ-ZZ-DR-A-9005/P01	NMGNPH-GDA-ZZ-ZZ-DR-A-9005_P02_Planning - Proposed Building Sections (1200)	n/a
Proposed Site Sections (1-500)	NMGNPH-GDA-ZZ-ZZ-DR-A-9006/P01	NMGNPH-GDA-ZZ-ZZ-DR-A-9006_P02_Planning - Proposed Site Sections (1500)	n/a
Proposed Roof Plans	NMGNPH-GDA-ZZ-ZZ-DR-A-9007/P01	NMGNPH-GDA-ZZ-ZZ-DR-A-9007_P02_Planning - Proposed Roof Plan	n/a
Overall Landscape Site Plan	NMGNPH-ITR-00-XX-DR-L-0010/P01	NMGNPH-ITR-00-XX-DR-L-0010_P11_Overall Landscape Site Plan	n/a
Overall Site	NMGNPH-ITR-00-XX-DR-	NMGNPH-ITR-00-XX-DR-L-	n/a

Landscape Plan with Topo Overlay	L-0012/P01	0012_P08_Overall Site Landscape Plan with Topo Overlay	
Soft Landscape and Planting Strategy Plan	NMGNPH-ITR-00-XX-DR-L-0013/P01	NMGNPH-ITR-00-XX-DR-L-0013_P08_Soft Landscape and Planting Strategy Plan	n/a
Arrival Space in Context with Wider Masterplan	NMGNPH-ITR-00-XX-DR-L-0011/P01	NMGNPH-ITR-00-XX-DR-L-0011_P08_Arrival Space in Context With Wider Masterplan	n/a
Landscape Site Sections Sheet 1	n/a	n/a	NMGNPH-ITR-00-XX-DR-L-0014_P04_Landscape Site Sections Sheet 1
Landscape Site Sections Sheet 2	n/a	n/a	NMGNPH-ITR-00-XX-DR-L-0015_P04_Landscape Site Sections Sheet 2
Proposed Drainage Layout	n/a	n/a	NMGNPH-CUR-VV-XX-DR-C-9250
Proposed 1:200 Drainage Layout Sheet 1	n/a	n/a	NMGNPH-CUR-VV-XX-DR-C-9251
Proposed 1:200 Drainage Layout Sheet 2	n/a	n/a	NMGNPH-CUR-VV-XX-DR-C-9252
Proposed 1:200 Drainage Layout Sheet 3	n/a	n/a	NMGNPH-CUR-VV-XX-DR-C-9253

4.14 As explained above, the plans and relevant documents listed above has been updated to reflect the minor material changes to the proposal. The extent of the changes include the following:

Architectural changes

- The two storey wards 1, 2 and 3 at ground floor level and 4, 5 and 6 at first floor level have moved 300mm west. This movement is to allow for the increase in thickness of the retaining wall running along the street. The retaining wall has increased following further design and clarification on thermal values along the lower ground floor hospital street.
- Introduction of a pharmacy office and pharmacy manager office located above the single storey FM entrance. These have been added to provide accommodation for the pharmacist. The proposed location is above the previous single storey element in the FM courtyard to improve buildability and add daylight to the officers. The surrounding building is already two storey in height therefore the additional element will simply flushes into the existing two storey element.

- Reduction of the energy centre from 487sqm to 210sqm to reduce the massing in this area. The generators and oil tank storage previously housed within the building are now to be located in prefabricated/ containerised units, outside of the energy centre.
- Reduction in length of wards 7 and 8 which will result in the overall GIFA decrease of the wider building from 12,263sqm to 12,174sqm. This reduction in length is required as the interview rooms on these wards were oversized compared to the other wards. The reduction allows for all wards and interview rooms to be consistent across the building.
- The curved corners of the building have been removed to the two storey wards due to buildability issues and the availability of specialised brick.

Landscaping changes

- The paving in the arrival area has been amended from modular paving to buff macadam. The change to buff macadam allows an easier application of the proposed paths around the bespoke and organic landscaping space.
- There has been a change to the west site drop off with the introduction of a retaining wall and planted island. This has been introduced to work with the reduced levels imposed by the wider estate masterplanning team in line with phasing the proposed west road.
- The west side planting back has been planted with smaller trees due to the steeper gradient.
- There has been an increased length of hedge line with an inset fence on the east side. This change is required to enhance privacy and security to the older adult and dementia wing.
- The outer fence to the FM yard has changed from mesh fencing to close boarded fencing to screen the views into the FM yard from the public view.
- The energy centre building has shifted northwards within the FM yard to allow for additional space for the generator and substation units. Please note there is no overall change in area of the internal FM yard compound.

Drainage changes

- The proposed drainage route has been amended to avoid the new retaining wall and foundations.

4.15 The alterations required as a result of the detailed design development are considered minor in nature and in accordance with the red line site plan and would not cause an increase in permitted floor area or constitute a change of use. The proposed changes are considered to a positive impact on the scheme as the overall impact is considered to less due to the reduction in floor space and smaller energy centre. The principle of these changes/ amendments is therefore deemed acceptable in principle.

- 4.16 No changes are proposed to the number of people proposed to utilise the facility in terms of patients and staff. Therefore, there will be no additional vehicular or pedestrian trips associated with the development. As a result of this, the impact on highways/ parking is unchanged and remains as per the assessment undertaken as part of the full planning application.
- 4.17 In terms of the materiality, this remains unchanged and as previously approved as part of the full planning application. In terms of sustainability and BREEAM, the principle remains unchanged. No further tree removal is required as part of the proposals.

5 CONCLUSION

- 5.1 The proposal is for a s73 Minor Material Amendment to Condition 3 (Drawings and Documents), Condition 9 (Landscaping Scheme) and Condition 14 (Ground Investigation) and to provide full details of Condition 12 (Surface Water Drainage) of Full Planning Permission 128563/FO/2020 and has been assessed against the original Full Planning Application for compliance purposes.
- 5.2 Overall, the amendment is considered acceptable as it creates no planning harm, is generally in compliance with relevant planning policy and full planning application 128563/FO/2020. It is therefore considered the application should be approved at the earliest opportunity.