

05 August 2021

Delivered by via Planning Portal

Jennifer Atkinson
Manchester City Council
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Ref: SHEM3015

Dear Jennifer

FULL PLANNING PERMISSION FOR ENABLING WORKS ASSOCIATED WITH THE NEW PARK HOUSE DEVELOPMENT (LPA REF. 128563/FO/2020) AT 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 enabling works associated with the New Park House development at North Manchester General Hospital ('NMGH') (LPA ref. 128563/FO/2020).

The application has been submitted via the Planning Portal (ref. PP-10001866) and comprises electronic copies of the following documents:

- Completed application forms and certificates
- This covering letter
- Site Location Plan, drawing ref. 2022-SRA-ISZ-XX-DR-A-0281
- Western Road, Central Drive Access Works, drawing ref. 6512-SK-312
- West Road Junction Construction Details, drawing refs. 20200-CUR-ISZ-XX-DR-C-95001-P02; 20200-CUR-ISZ-XX-DR-C-95002-P02
- Eyam Road, Ellis Drive Construction Details, drawing refs. 20200-CUR-ISZ-XX-DR-C-95010 P02; 20200-CUR-ISZ-XX-DR-C-95011 P02
- Southern Enabling Works Geo-Environmental Site Investigation Technical Note, ref. 075805-CUR-01-XX-GN-GE-00100-V02¹
- Decant Village Phase 2 Ground Investigation, ref. 075805-CUR-00-XX-RP-GE-0001, prepared by Curtins
- New Park House Phase 2 Ground Investigation, ref. NMGNPH-CUR-VV-XX-RP-C-0002, prepared by Curtins
- Southern Enabling Works Drainage Strategy: Technical Note and Drawings
- Temporary Substation Details, drawing ref. 6512-SK-311
- Temporary Substation Construction Details, drawing refs. ENW-CNS-GRP-003 and ES352-A2-025-02-PR1

¹ This document is accompanied by the Phase 2 Site Investigation Reports submitted for the New Park House and Decant Village developments. It confirms which aspects of those reports remain relevant to the current application and can be relied upon.

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The requisite application fee of £702 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"

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

The majority of these works have previously been consented as part of the NPHD. However, implementation of the enabling works would first require a number unrelated conditions to be discharged; something which neither MFT nor GMMH are in a position to do at the present time. These relate to matters such as details of materials for the new building.

In view of this, and in view of the programme for delivery of the enabling works, it is proposed to create a standalone planning permission for these discrete elements of enabling works, some of which have already been granted planning permission through the NPHD, in order that they may come forward ahead of the main NPHD. This planning application therefore comprises these proposed enabling works, discussed further below.

Proposed Development

The description of development is as follows:

"Application for 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."

The site area comprises 2,858 sqm and is located within the southern area of NMGH estate.

The proposed development comprises of the following elements:

- **Construction of the northern section of the western access road to the NPHD** – comprises the following works³ and have previously been approved as part of the NPHD planning permission:
 - New junction to the north off Central Drive and two-way road works;
 - New pavement installed along part of the NPHD boundary;
 - Temporary batter to tie into the existing levels where future redevelopment works will take place at a later date;
 - Drop off parking for the NPHD along the north western boundary of the NPHD;

² LPA ref. 128563/FO/2020

³ As shown on drawing no. 6512/20200-NMGH-EW; 20200-CUR-ISZ-XX-DR-C-95001-P02; 20200-CUR-ISZ-XX-DR-C-95002-P02

- Temporary retaining walls adjacent to the drop off parking area to tie into the existing levels where future redevelopment works will take place at a later date; and
- Drainage comprising of a new surface water manhole and four new highway gullies to be connected into the existing on-site network⁴.
- **Realignment of Eyam Road Ellis Drive** – comprises the following works⁵ and have previously been approved as part of the NPHD planning permission:
 - Removal of grass verge to allow for re-alignment;
 - Construction of a footway along the eastern side of the road to connect to NPHD;
 - Re-surfacing of southern and northern section of the existing carriageway and full construction of the central part of the carriageway; and
 - Provision of tactile paving to the north; and
 - Drainage comprising of two new gullies with connection to carrier drain, to replace the existing gullies currently in Eyam Road³.
- **Temporary sub-station:**
 - Required to allow the NPHD site to be cleared and is proposed to be located to the south of Ellis Drive and west of the NPHD boundary.
 - Will comprise of an LV Panel GRP Kiosk and Transformer GRP Kiosk, located alongside each other (as per drawing 6512/20200-NMGH EW). LV Panel GRP Kiosk details are shown on drawing no. ES352-A2-025/02 PR1 confirming the unit will be constructed on a concrete plinth with a minimum internal height of 2.44m, width of 3.25m and length of 3.85m. The details for the Transformer GRP Kiosk are provided on drawing no. ENW-CNS-GRP-003 and confirms the unit will be constructed on a concrete plinth with a minimum internal height of 2.44 m, width of 2.95m and length of 3.05m.
 - Minor re-landscaping works (comprising of shrub / grass re-alignment and small areas of tarmacking) will be required as the location of the temporary substation sits in front of three no. fire exits, of which the external escape routes will subsequently re-routed (as per drawing 6512/20200-NMGH EW).
 - The sub-station is proposed for a temporary period. The sub-station is proposed to be located within the plot boundary of G6 which is proposed for demolition in 2027. Once demolition of this building has completed, the sub-station will no longer be required. As such, the sub-station will be required for a period of 6 – 7 years.
 - Surface water run-off will be generated as a result of the roofs on each unit. This will be captured by the existing highway gullies and discharged via the combined sewer network. The amount of run-off anticipated does not warrant separate drainage to be provided. The substation will be

⁴ As detailed in 20200-CUR-ISZ-XX-GN-C-00001 Surface Water Drainage Strategy, prepared by Curtins and associated drawings

⁵ As shown on drawing no. 20200-CUR-ISZ-XX-DR-C-95010 P02; 20200-CUR-ISZ-XX-DR-C-95011 P02.

fitted with a sump and pump to prevent any oil spill leaving the unit and entering the drainage network.

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 roadway improvements are proposed to increase highway safety within this area of the site. The proposed sub-station has been located within a well-landscaped area with additional landscaping proposed to ensure minimal visual impact. Arrangements are proposed to ensure minimal disturbance to the functioning of the existing hospital through the re-routing of fire exit routes to ensure the maximum safety for staff and visitors to the hospital. Notwithstanding this, the substation is to be in place for a temporary period of 6 – 7 years, until the area within which it is located is re-developed as part of the wider masterplan. 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.	The site does not hold any ecological or biodiversity value given that there is very little vegetation present on the site. Whilst some vegetation will require removal to facilitate the road improvements and sus-station, this will be replaced as part of the wider NPHD to a much higher value and quality. Therefore, the proposed development complies with CS policies EN15 and EN9 and the Framework paragraph 170.

Theme	Summary	Appraisal
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 planning authorities should ensure flood risk is not increased elsewhere.	The site is located within Flood Zone 1 ⁶ 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 and EN14 and the Framework paragraphs 100 – 103 .

Aside from the sub-station, the road re-alignment and improvement works have already been approved as part of the NPHD planning permission. Nevertheless, it has been demonstrated above that the proposed development, including the sub-station, 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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⁶ 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>