

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133543/DEM/2022

Date registered valid: 14 April 2022

Proposal: Prior approval for the demolition of the Boiler building

Address: D8 Boiler House, Manchester General Hospital, 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,
Manchester, M3 2BW

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

Recommendation: No Objection

Date of recommendation: 23 May 2022

Application details

Type of application: Proposed demolition

Development type: Notifications

Date of site visit: 5 May 2022

Standard consultations:

Printed: 27 April 2022 Expired: 18 May 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 and surroundings

The application site relates to the Block D8, Boiler House which forms part of North Manchester General Hospital. The two-storey building is of predominantly masonry and concrete construction, incorporating flat and pitched roofs. The building is presently of a dilapidated appearance.

The building is located off Central Drive, to the south west of the main hospital campus, with the wider North Manchester General Hospital site comprising a full accident and emergency department and a range of general and acute surgical services, incorporating number of buildings ranging from 1 to 5 storeys in height.

The wider hospital 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.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

Prior Approval for the proposed development involves the demolition of existing boiler house. The proposed demolition forms part of enabling works as part of a wider masterplan for the redevelopment of the hospital site.

The application has been accompanied by the following documents:

- Asbestos Demolition Survey produced by Acorn Analytical Services, received by the City Council as Local Planning Authority on 14 April 2022;
 - Invasive Non-Native Species Protocol/Management Plan, produced by Adas and received by the City Council as Local Planning Authority on 14 April 2022;
 - Preliminary Ecological Appraisal Report (Rev 01), produced by RSK Biocensus, dated September 2021 and received by the City Council as Local Planning Authority on 14 April 2022;
 - Bat Survey Report (Rev 0.0) produced by RSK Biocensus, dated September 2021 and received by the City Council as Local Planning Authority on 12 May 2022;
 - Construction Phase Plan (Ref: HSE-CDM-01 - Rev 1.0..0) produced by Novus, received by the City Council as Local Planning Authority on 20 May 2022;
 - Demolition Method Statement (Rev 0) produced by J Freeley Ltd received by the City Council as Local Planning Authority on 20 May 2022;
 - Demolition Site plan, received by the City Council as Local Planning Authority on 20 May 2022;
 - E-mail from Rsk Biocensus dated 19 May 2022;
- E-mail from Day Architectural Limited confirming working hours, dated 23 May 2022.

Consultations & Notification Responses

Highway Services – No objection to the principle of the proposal.

Greater Manchester Ecology Unit (GMEU) – Following ongoing discussion surrounding the presence of bats within the host building and the surveys carried out to date, GMEU have confirmed that the email from RSK Biocensus (19.5.2022), is sufficient to understand why the surveys were considered adequate.

The demolition of building D8 can be undertaken in respect of biodiversity without the need for any further work.

Environmental Health – The submitted reports are satisfactory subject to the hours of working for Saturdays being amended from an 08.00 start to 08.30 start time.

The hours of working have subsequently been amended.

Issues

Prior Approval for demolition application need only be considered on the basis of the method of demolition and the condition of the site following clearance. All other matters are considered below for completeness.

Impact and Method of Construction

Pursuant to the Environmental Impact Assessment (EIA) regulations, the proposed development meets the criteria for Schedule 2 development 'urban development project'.

A screening opinion has been issued prior to consent being granted which concludes the proposed demolition does not require an Environmental Impact Assessment.

Given the size of the structure to be demolished and the site context, it is considered that the issues would only be of local importance and due to the satisfactory amelioration and mitigation of any effects, as detailed within the submitted information, an Environmental Impact Assessment would not be required.

The submitted Demolition Method Statement, Asbestos Survey and Construction Phase Plan details site specific requirements, including details of site access, asbestos removal, services, material removal, traffic/parking management, erection of scaffolding, personal protective equipment, emergency arrangements, dust suppression, and best practice measures.

There are existing mechanical services which will remain live during and after the demolition of the structure. Demolition in proximity to live services will be undertaken with extreme care.

The live services will be protected during the works by birdcage scaffold (designed to protect the live pipework) beneath the roof of the building. This scaffolding will then be adapted and reconfigured following demolition to form a temporary weatherproof structure around the live services.

On the basis of the submitted, information, it is not believed that the proposed demolition works will have any serious, detrimental environmental impact on the surroundings, including adjoining buildings. As such, the works are considered acceptable.

Condition of the site following clearance

As outlined within the Demolition Method Statement, it is proposed that the site will be cleared to slab level and left neat and tidy on completion, ready for redevelopment.

Further, a photographic dilapidation survey of the site, including footways and carriageways leading to and abutting the site is to be carried out on completion of contract work.

Ecology

A Bat Survey and Preliminary Ecological Appraisal Report accompany the application, which considers that the element proposed to be demolished is of relatively low ecological value and unlikely to support any significant bat roosts.

The survey works undertaken to date demonstrate that there will be no significant ecological impacts and that the buildings proposed to be demolished are regarded as 'unlikely' to support an important bat roost.

The appraisal has been reviewed by Greater Manchester Ecology Unit who consider that the demolition of building D8 can be undertaken in respect of biodiversity without the need for any further work.

An Informative has been included in relation to protective measures for working in close or potential proximity to bats, should bat be encountered during works, pursuant to the Wildlife and Countryside Act 1981 and Habitat Regulations

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: No Objection

Article 35 Declaration

The City Council is satisfied that the demolition works in this case are satisfactory and will not have a significant impact on the environment or character of the area. The decision is based on the following:

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-Invasive Non-Native Species Protocol/Management Plan, produced by Adas and received by the City Council as Local Planning Authority on 14 April 2022;

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-Construction Phase Plan (Ref: HSE-CDM-01 - Rev 1.0..0) produced by Novus, received by the City Council as Local Planning Authority on 20 May 2022;

-Demolition Method Statement (Rev 0) produced by J Freeley Ltd received by the City Council as Local Planning Authority on 20 May 2022;

-Demolition Site plan, received by the City Council as Local Planning Authority on 20 May 2022;

-E-mail from Rsk Biocensus dated 19 May 2022;

E-mail from Day Architectural Limited confirming working hours, dated 23 May 2022.

Informative

- 1) The applicant is reminded that under the Habitat Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
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