

10th April 2025

Delivered via Planning Portal

Steven McCoombe
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Steven

FULL PLANNING PERMISSION FOR THE ERECTION OF A PLANT COMPOUND AND ASSOCIATED LANDSCAPING AND EXTERNAL WORKS AT NORTH MANCHESTER GENERAL HOSPITAL, DELAUNAYS ROAD, MANCHESTER, M8 5RB

On behalf of Manchester University NHS Foundation Trust (“MFT”, “the Trust” or “the Applicant”), we are pleased to enclose a full planning application for the erection of a plant compound within the North Manchester General Hospital (NMGH) estate.

The application has been submitted via the Planning Portal (ref. PP-13674913) and is supported by the completed application forms and this covering letter, along with the electronic copies of the documents listed in **Appendix 1**. The requisite application fee of £1,764.00 has been paid online via Planning Portal.

Background

In March 2021, Manchester City Council (MCC) approved the Strategic Regeneration Framework (SRF) to guide the comprehensive redevelopment of NMGH. The SRF sets out the vision for the new campus to comprise of a healthcare hub, including a new acute hospital and a modern mental health hospital, a wellbeing hub, education hub, healthy neighbourhood hub and village green.

The SRF confirms the redevelopment of the NMGH should deliver a range of facilities and land uses whose co-location and integration will facilitate the highest level of medical care. Following the adoption of the SRF, a number of planning applications have been submitted to and approved by MCC in relation to the wider redevelopment proposals at NMGH. Those of greatest relevance are detailed in **Appendix 2**.

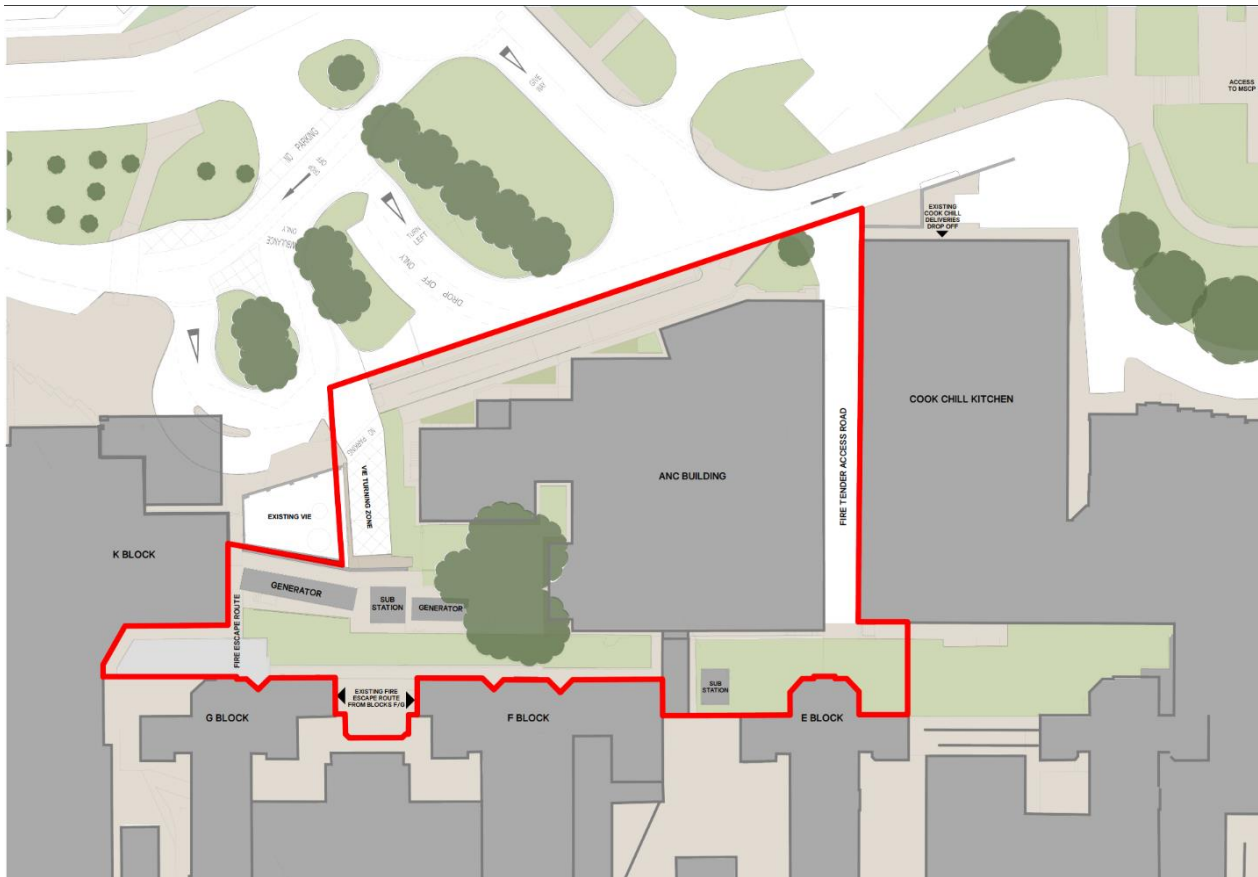
The Site

The application site (the Site) is c.2,584sqm. It comprises the existing ante-natal building and a small parcel of land in between Block E, F, G and K of the existing hospital.

The Site is bound to the east by the ‘Cook Chill Kitchen’; to the west, by Block K of the existing hospital, in between which is the existing Vacuum Insulated Evaporator (VIE) compound (i.e., oxygen tank). An existing vehicular access route is to the north of the Site while Block E, F and G of the existing hospital are to the south.

Level 5
Transmission
6 Atherton Street
Manchester, M3 3GS
T 0161 233 7676 turley.co.uk

Existing Site Plan



A Prior Approval application (LPA ref. 141365/DEM/2024) was approved on the 3rd of January 2025 to demolish a number of buildings within the estate, including the ante-natal building. The approved Demolition Plan (ref. 23135-SRA-NM172-00-DR-A-02003) confirms the buildings and structures to be demolished within the Site. The ante-natal building is in the process of being demolished.

Proposed Development

Description

The Proposed Development comprises the following key features:

- A single-storey plant compound that consists of:
 - An 800kVA transformer (substation) in a masonry enclosure with wall-mounted louvres
 - 2no. 2.5MVA generator sets within the plant enclosure
 - 2no. 3200A bus coupled LV switchboards
 - Above-ground bulk fuel tanks, pump sets, fuel fill systems
 - A combined generator flue stack with 2no. flues (at 20m tall) within the plant enclosure
 - Area for a potential future generator, as deemed necessary
 - Green wall irrigation

- Re-levelled works including the proposal of a retaining wall to the east of the existing fire tender access road
- Soft, grassed landscaping at the west of the compound and the embankment
- A tarmac vehicle access linking the existing route to the compound

The description of development is as follows:

“Erection of a plant compound with associated landscaping and external works.”

Use

The Proposed Development will replace an existing substation in the hospital estate which is no longer fit for purpose due to outdated equipment. The Site has been chosen as it is in close proximity to the existing hospital buildings which provides the best opportunity for cabling routes and connections to the hospital. The Proposed Development will be temporary until the new Acute Hospital, as part of the wider redevelopment proposals, proposed to be located to the north of the site, is delivered in the future. The Proposed Development ensures that during the redevelopment of the wider site, the operation of the existing hospital is not disturbed.

The proposed transformer (substation) will be used 24 hours a day to provide electricity for the hospital’s operation, replacing the existing substation. The generators will only be used when the transformer malfunctions and the hospital experiences a power failure. For context, whilst there is no written record of the hospital power outages, it is understood that NMGH has had approximately two power failures each year. Outside of an emergency situation, the generators will operate monthly for approximately 15 minutes for the purpose of regular testing, and operate annually for 4 hours in order to undertake a load bank test. The relevant technical assessments have modelled the operation of the generators based on being operated for 24 hours a day, as a worst case scenario.

The Trust will be responsible for maintaining the compound.

Appearance and Scale / Massing

Please refer to the accompanying Design and Access Statement (DAS), prepared by Sheppard Robson, for a detailed description of the design of the scheme. A summary is provided below of the key features:

- The compound will be entirely enclosed with a metal screen and will be clad with an anodised aluminium expanded mesh in a bronze tone, primarily to reflect the material used on the adjacent multi-storey car park.
- The primary façade that is facing the existing vehicle route will include a section clad with a green wall system. Please refer to section 4.10 of the DAS for further details of the green wall system.
- The flues will be 20m in height, supported by a mast, to ensure fumes are expelled at a sufficient height should the generators become operational. It will be powder coated in a pale grey tone to minimise visual impact.
- The internal sub-station and LV switch rooms will be constructed in block work with facing brickwork.

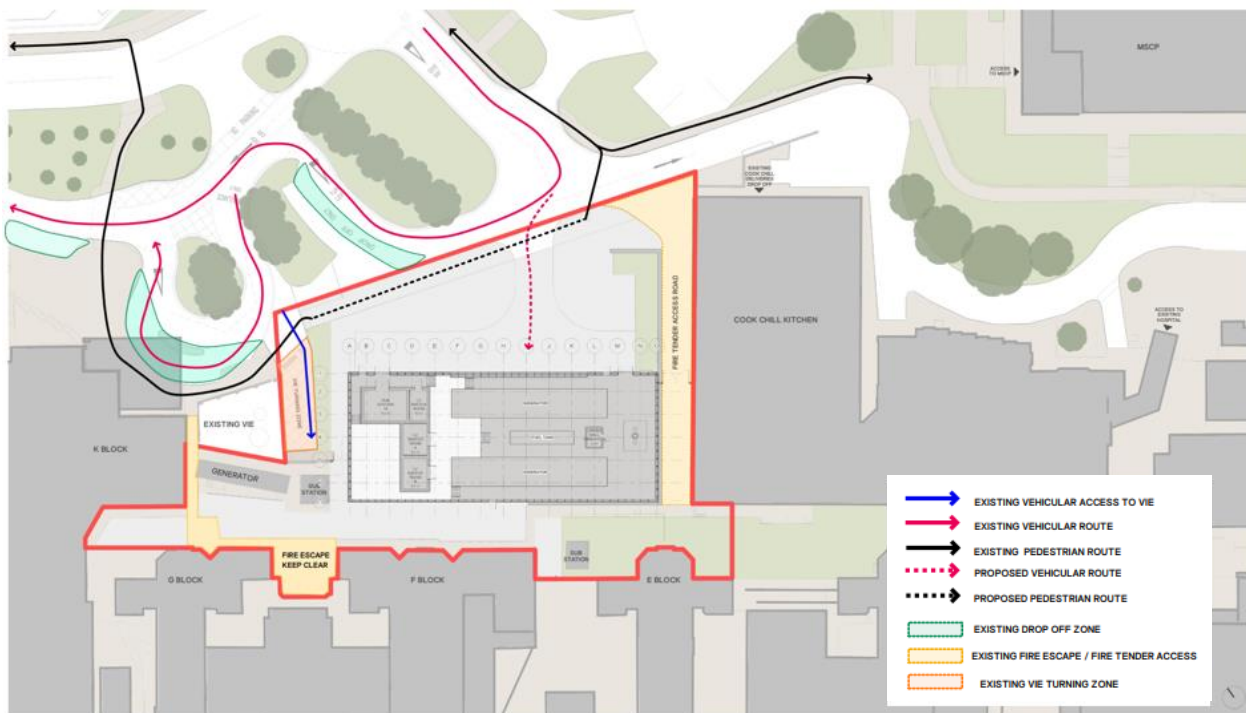
Access and Movement

The Site will be accessed from the existing road network and the existing pedestrian ramp outside the ante-natal building will be removed and replaced with a pavement following the same route. Due to the nature of the development, the Site will be access-controlled to refrain any public access to the substation.

A tarmacked road off of the existing vehicular route will be created to allow vehicular access into the plant compound, allowing service vehicles to park onsite in the front of the compound where necessary. Turning space will be provided to allow vehicles to manoeuvre in and out of the Site.

To maintain access to the VIE, the turning zone in the west of the Site will be retained. Existing fire escape and fire tender access routes to the east of the Site will be retained, as well as throughout the works, and kept clear. The proposed compound also has a number of escape doors to allow egress in the event of a fire.

Proposed Movement Routes for Pedestrian and Vehicles



Landscaping

The Site will be re-levelled and re-landscaped to facilitate the Proposed Development. The existing ramp at the entrance of the ante-natal building will be removed and replaced with a pavement to link existing routes. A retaining wall is proposed adjacent to the existing fire tender access road to maintain the fire tender access road which sits at a higher level than the plant compound.

Grassed landscaping is proposed at the west of the Site and on the embankment. The compound will also be partially clad with a green wall system, which involves a framing system and sandwich panel substrate with a planting system.

The plant compound will be securely fenced with access-controlled gates to secure the compound.

Planning Policy Context and Appraisal

In accordance with the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990, this application must be determined against of the adopted Development Plan, unless material considerations indicate otherwise.

In this case the adopted Development Plan comprises the Places for Everyone Plan for Greater Manchester ("Pfe") (2024), Manchester Core Strategy ("MCS") (2012) and 'saved' Unitary Development Plan ("UDP") policies (1995 and alternations on various dates).

The following documents are also relevant to the appraisal of the proposed development:

- Guide to Development in Manchester Supplementary Planning Document (2017)
- Strategic Regeneration Framework, North Manchester General Hospital Site Redevelopment Programme (2021)
- National Planning Policy Framework (“the Framework” or “NPPF”) (2024)

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
Principle of Development	NMGH Site Redevelopment Programme SRF has a vision to redevelop the NMGH site to provide a focal point for the community. It will deliver transformational development that will result in generational change for the North Manchester community. 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 effects on amenity and safety (including paragraphs 96 of the Framework).	The Proposed Development is essential to support the hospital in case of a power outage and to support the hospital’s daily operation (specifically by the transformer (substation)). The replacement of the existing substation is necessary due to it comprising outdated equipment and to release land for the wider redevelopment of NMGH while continuing to support the operation of the existing hospital. It has been designed to the highest standards to ensure the efficient and safe operation of the plant compound. As such, the Proposed Development is considered acceptable and in accordance with NMGH Site Redevelopment Programme SRF, CS Policy DM1 and paragraph 96 of the NPPF .
Design and Landscaping	PfE Policy JP-P1 states that development should be distinctive, resilient, durable and resource-efficient. CS Policy EC1 requires proposal to be designed in a way that makes best possible use and efficient use of space available. CS Policy EN1 expects development to maximise the opportunities for good design and enhance the overall image of the City. CS Policy DM1 outlines key development management matters (including layout, scale, materials and appearance of the proposed development), to which all developments should demonstrate consideration as part of any planning application. The overarching design related point from the NPPF is the importance of high standards of design (paragraph 131). Guide to Development in Manchester SPD outlines the seven key principles, including design should	The Proposed Development has been carefully designed to ensure it is functional and delivers a high standard of design. Whilst there are 2no. flues (20m in height) proposed, the material chosen ensures the flues integrate with the surrounding to minimise any visual impact. Soft landscaping has been incorporated where possible to visually enhance the plant compound. This includes a green wall along the main elevation of the compound to maximise the landscaping design and ensure it is visually pleasing. Therefore, the Proposed Development is in accordance with PfE Policy JP-P1, CS Policy EC1, EN1 and DM1, paragraph 131 of the Framework and Guide to Development in Manchester SPD.

Theme	Summary	Appraisal
	respect and be informed by location; delivering good design with functionality; junctions to be designed as places; junction design should reduce vehicle prominence; safe routes for pedestrians.	
Transport and Accessibility	PfE Policy JP-C5 seeks to ensure the design and management of streets will follow a Streets for All approach. PfE Policy JP-C6 supports the creation of safe and direct routes that is integrated with the street and public transport network. PfE Policy JP-C8 prioritises safe and convenient access to the site for all users. CS Policy T1 state that developers should improve pedestrian safety. Paragraph 109 of the Framework requires that transport issues are considered from the earliest stage of development proposals, so that the potential impacts of development on transport networks can be addressed and the environmental impacts of traffic and transport infrastructure can be identified, assessed and considered.	The Proposed Development will not generate traffic to the Site that isn't already experienced due to the existing substation it is replacing. Servicing vehicles will only attend Site, as necessary during routine monthly testing, or as needed in an emergency situation. The scheme has been designed to allow for safe access of servicing vehicles, including the provision of an appropriate turning space to manoeuvre in and out of the Site. Similarly, the rationalisation of the road network around the scheme has been designed to ensure the safe movement of traffic around the wider estate, as experienced with the existing arrangement. Furthermore, the provision of a paved pedestrian route around the Site will maximise pedestrian safety in this area of the estate. Therefore, the Proposed Development is considered acceptable in highways' terms as it accords with PfE Policy JP-C5, C6 and C8, CS Policy T1 and paragraph 109 of NPPF.
Ecology and Biodiversity	PfE Policy JP-G8 expects development to follow the mitigation hierarchy of avoiding significant harm to biodiversity, then adequately mitigating any harm to biodiversity, then adequately compensating for any remaining harm to biodiversity. It is also required to achieve a measurable net gain in biodiversity of no less than 10% unless development could be exempted. CS Policy EN15 expects developers to identify and implement reasonable opportunities to enhance, restore or create new biodiversity. Paragraph 180 of NPPF also makes clear that proposals must aim to conserve and enhance biodiversity, and encourage opportunities to incorporate biodiversity in and around developments.	The enclosed Biodiversity Net Gain (BNG) Report, prepared by TEP, confirms that the Proposed Development will result into a biodiversity net loss of -94.08% (-0.95 area habitat units) due to the loss of all habitats at the Site, except for 0.02ha of other neutral grassland to be retained, and the provision of 0.25ha of developed land of sealed surface. Due to the limited area within the Site for off-setting, a 10% net gain in biodiversity value on the Site itself is not achievable and off-site mitigation measures are required. MFT are in liaison with Manchester City Council (MCC) and Greater Manchester Ecology Unit (GMEU) in relation to off-site mitigation. Wherever possible, enhancement measures will be implemented within the wider NMGH estate. However, if this is not possible to accommodate all required biodiversity units, other options will be explored in further collaboration with MMC

Theme	Summary	Appraisal
		and GMEU. Final details of the off-site mitigation strategy, including the 30-year management plan, will be evidenced within a Biodiversity Gain Plan, which can be secured using the standard national planning condition attached to the planning permission. Therefore, the Proposed Development complies with PfE Policy JP-G8, CS Policy EN15 and paragraph 180 of the Framework.
Flood Risk and Drainage	PfE Policy JP-S4 expects development to manage surface water run-off through sustainable drainage systems and as close to source as possible; ensure sustainable drainage systems are designed to provide multifunctional benefits wherever possible and avoid adverse impacts on water quality. CS Policy EN14 confirms development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding. Paragraph 170 of the Framework aims to avoid inappropriate development in areas at risk of flooding by directing development away from areas at highest risk (whether existing or future). When determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.	Since the site is less than 0.5 hectare in size, a Flood Risk Assessment is not necessary. In accordance with the Environment Agency Flood Risk Map for Planning, the Site is located within Flood Zone 1 and is therefore at low risk of flooding. The Proposed Generator Slab Drainage layout (dwg ref. NMGH-CUR-WP6-XX-D-C-92500) confirms the design provides capacity up to the 100 years + 40% climate change event with a 3 l/s surface water flow rate. Cellular storage and permeable paving extents are proposed for drainage use. Details are provided in Drainage Notes and Drainage Details Sheet 1-4 (doc ref. NMGH-CUR-WP6-XX-D-C-92510 and NMGH-CUR-WP6-XX-D-C-92520-23). As such, the Proposed Development accords with PfE Policy JP-S4, CS Policy EN14 and paragraph 170 of the Framework.
Noise	CS Policy DM1 outlines key development management matters (including effects on noise), to which all developments should demonstrate consideration as part of any planning application. ‘Saved’ Policy DC26 from UDP outlines that the effect of new development proposals likely to be generators of noise, and the implications of new development being exposed to existing noise sources will be considered. Paragraph of 187(e) of NPPF requires planning decision to prevent new development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise pollution. Planning decision should also ensure new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health and the natural environment (paragraph 198).	The enclosed Noise Impact Assessment, prepared by RSK Acoustics, concludes that the predicted operational noise impact is deemed acceptable, with the nearest noise sensitive receptor is identified at the closest façade of the Acute Hospital (Block F and G). The acoustic impact of the transformer (substation), which is proposed to operate daily, has been modelled as an industrial noise source with sound power emitting equally across the surface of each façade, within a solid built enclosure. It is anticipated that the sound level resulted from the proposed transformer will be maintained at less than 5dB. The estimated specific sound level, resulted from the generators, at noise sensitive receptor will be 49dB. It is anticipated that the enclosure

Theme	Summary	Appraisal
		design could significantly aid the reduction of noise impacts. Therefore, the Proposed Development accords with CS Policy DM1, 'saved' Policy DC26 from UDP, paragraphs 187 and 198 of the Framework.
Air Quality	PfE Policy JP-S5 will take a range of measures to support improvements in air quality, including require applications for developments that could have an adverse impact on air quality to submit relevant air pollution data. CS Policy EN16 seeks to improve the air quality within Manchester. Paragraph of 187(e) of NPPF requires planning decision to prevent new development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of air pollution. The Framework requires that proposals must sustain compliance with and contribute towards relevant limit values or national objectives for pollutants (paragraph 199).	The enclosed Air Quality Assessment, prepared by RSK, confirms there are no significant impacts posed by the Proposed Development. However, to reduce both pollutant emissions and human exposure, the following measures have been recommended for consideration to reduce nearby ground-level concentrations: • Ensure the generator flue extends to 1m above the roof level of the nearby building; and • Ensure the generator flue discharges vertically and unimpeded. This is understood to already be the case and has been considered in the modelling for the Air Quality Assessment. Therefore, the Proposed Development complies with PfE Policy JP-S5, CS Policy EN16 and paragraphs 187(e) and 199 of the Framework.

Summary and Conclusions

The Proposed Development serves an ancillary, yet critical, use for NMGH's daily operation and to support the operation of the hospital in the case of emergencies. Regular testing will be undertaken monthly and annually for maintenance purposes. It will be a temporary provision until the new Acute Hospital has been delivered.

The Proposed Development complies with all relevant national, regional 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.

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, please do not hesitate to contact me.

Yours sincerely



Melissa Lee Wing Tung
Assistant Planner
melissa.leewingtung@turley.co.uk

Appendix 1: Application Document Schedule

DOCUMENTS

Drawing Titles	Author	Reference
Design and Access Statement	Sheppard Robson	23135-SRA-NM172-XX-RP-A-00100
Noise Assessment	RSK Acoustics	2062932-RSKA-RP-001-(01)
Air Quality Assessment	RSK	445878-03(00)
Biodiversity Net Gain Report	TEP	10823.003
Statutory Biodiversity Metric		10823.001

DRAWINGS

Drawing Titles	Author	Reference
Location Plan	Sheppard Robson	23135-SRA-NM172-00-DR-A-02000
Existing Site Plan		23135-SRA-NM172-00-DR-A-02001
Proposed Site Plan		23135-SRA-NM172-00-DR-A-02002
Demolition Plan		23135-SRA-NM172-00-DR-A-02003
Proposed External Works Plan		23135-SRA-NM172-00-DR-A-02004
Ground Floor Plan General Arrangement		23135-SRA-NM172-00-DR-A-02010
Existing Site Sections Sheet 1 of 2		23135-SRA-NM172-XX-DR-A-02300
Existing Site Sections Sheet 2 of 2		23135-SRA-NM172-XX-DR-A-02301
Proposed Site Sections Sheet 1 of 2		23135-SRA-NM172-XX-DR-A-02302
Proposed Site Sections Sheet 2 of 2		23135-SRA-NM172-XX-DR-A-02303
WP06 Proposed Generator Slab Drainage	Curtins	NMGH-CUR-WP6-XX-D-C-92500_P01
Drainage Notes		NMGH-CUR-WP6-XX-D-C-92510_P01
Drainage Details Sheet 1		NMGH-CUR-WP6-XX-D-C-92520_P01
Drainage Details Sheet 2		NMGH-CUR-WP6-XX-D-C-92521_P01
Drainage Details Sheet 3		NMGH-CUR-WP6-XX-D-C-92522_P01
Drainage Details Sheet 4		NMGH-CUR-WP6-XX-D-C-92523_P01
WP06 Site Section Sheet 1		NMGH-CUR-WP6-XX-D-C-95102_P01
WP06 Site Section Sheet 2		NMGH-CUR-WP6-XX-D-C-95103_P01
External Works Layout		NMGH-CUR-WP6-XX-D-C-95700_P01
External Works Details		NMGH-CUR-WP6-XX-D-C-95710_P01
Electrical Services Substation 14 Compound Lighting and Small Power Drawing	Arup	23135-ARP-ZZ-XX-DR-E-05001

Electrical Services K Block External Lighting and Small Power Drawing	23135-ARP-ZZ-XX-DR-E-05002
Electrical Services Substation 14 Internal Containment Layout	23135-ARP-ZZ-XX-DR-E-15001
Electrical Services K Block Substation 14 External Distribution	23135-ARP-ZZ-XX-DR-E-15002
Electrical Services Substation 14 Lighting Protection	23135-ARP-ZZ-XX-DR-E-61001
Substation 14 Luminaire Schedule	23135-ARP-ZZ-XX-SH-E-00004
Electrical Services 14 Fire Alarm and Electronic Security	23135-ARP-ZZ-XX-DR-E-45001

Appendix 2: Relevant Planning Applications in relation to NMGH Redevelopment

Reference	Description	Status
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.	Planning permission granted in January 2021. Under construction.
128905/FO/2020	Erection of a multi-storey car park and cycle hub (1,025 car parking spaces) in association with North Manchester General Hospital and associated enabling works comprising the demolition of five existing buildings; the provision of two areas of temporary car parking; service diversion works; landscaping and other associated works.	Planning permission granted in March 2021. Construction completed.
139865/FO/2024	Provision of a vehicular and pedestrian access road between Central Drive and Ellis Road with associated footpaths, patient drop off area outside the adult mental health inpatient unit, six no. accessible car parking bays and the creation of an egress point from the existing car parking area to the north-west, including landscaping and associated works	Planning permission granted in April 2024.
140631/FO/2024	Relocation of existing waste compound to a purpose-built facility off Crescent Drive within the southeast corner of site comprising the erection of a single storey modular building for staff amenity facilities (including a canopy extension to cover waste storage area), free-standing canopy to cover waste and cardboard compactors, dedicated bin storage areas, tug charging point, box van parking spaces, a bin wash and spill kit station and vehicular and pedestrian access from Crescent Drive.	Planning permission granted in September 2024.
141365/DEM/2024	Prior Approval for demolition of waste storage, staff gym, doctors residence, diabetes centre, antenatal building, outpatients building and substation	In January 2025, MCC confirmed prior approval to undertake the demolition is not required.