

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 141826/DEM/2025  
**Date registered valid:** 8 January 2025  
**Proposal:** Prior Approval for demolition of existing building  
**Address:** Park House, North Manchester General Hospital, Delaunays Road,  
Manchester, M8 5RB  
**Ward(s):** Crumpsall Ward

**Applicant:** GMMH NHS Foundation Trust  
**Agent (if any):** Katie Forbes WSP  
**Case officer:** Steven McCoombe  
Tel: 0161 234 4607  
Email: [steven.mccoombe@manchester.gov.uk](mailto:steven.mccoombe@manchester.gov.uk)

**Recommendation:** No Objection  
**Date of recommendation:** 4 February 2025

## Application details

**Type of application:** Proposed demolition

**Development type:** Notifications

### Standard consultations:

Printed: 15 January 2025 Expired: 5 February 2025

### 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 site relates to Park House, a vacant red brick building within the bounds of North Manchester General Hospital (NMGH). The building formerly operated as a mental health inpatient facility but has since closed, with services now relocated to North View – a new adult mental health inpatient hospital situated a short distance to the north. It is understood that the building has been vacant since 18th November 2024

The site is bounded to the north by the NMGH car park; to the east by NMGH buildings, car parking, and a strip of woodland; to the south by the rest of the NMGH campus, some of which is currently under demolition; and to the west by the wider NMGH campus. To the west along Delaunay's Road are residential properties.

There are a number of trees located on site, particularly to the south and east of the site. The site is not within a Conservation Area. Crumpsall Green Conservation Area is however located 320m north-west of the site. There are no statutory Listed Buildings on site, however the former Manchester Workhouse building is considered a non-designated heritage asset.

The surrounding area comprises the British Cables Company industrial estate to the north, Hexagon Tower and associated car parking to the north-east, Salford Van Hire lorry park, residential properties centred around Waterloo Street, Charminster Drive and Lansdowne Road to the south-east, south and south-west respectively, Crumpsall Park to the south-east and residential properties to the north-west along Delaunays Road.

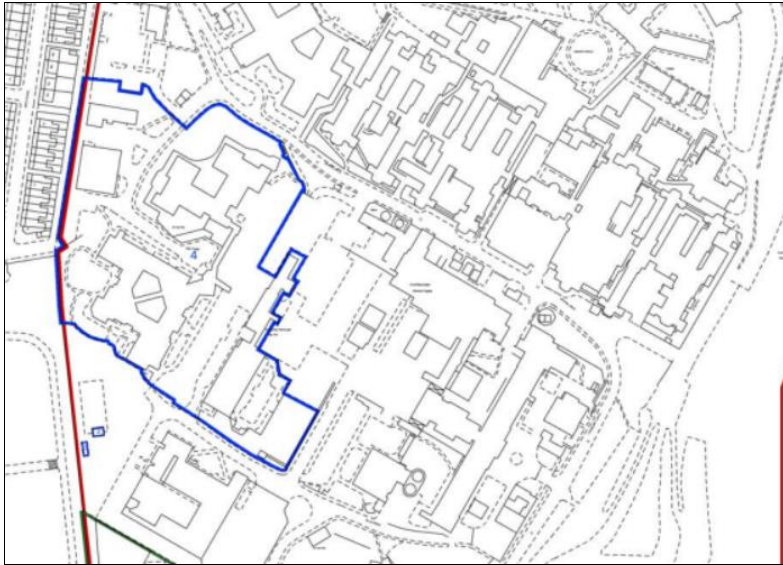
**Listed building:** Not applicable

**Conservation area:** No

**Tree Preservation Order:** No

## **Description of development**

Prior Approval is sought for the demolition of Park House, a former mental health facility which has been vacant since 2024.



**Location of Park House within the wider hospital site**

The applicant has indicated a four-month timescale for the demolition works that are due to commence in January 2025 and expected to conclude at the end of April 2025. The Greater Manchester Mental Health NHS Foundation Trust are in the process of exploring options for how this site could be redeveloped in the future. The intention is to demolish the existing facility and carry out site restoration works.

## **Consultations & Notification Responses**

**Local Residents/Occupiers** – No representations received.

**Environmental Health** –The submitted Demolition Management Plan should be implemented. Working hours are stipulated.

**Highway Services** – The submitted plans indicate that the works are unlikely to affect the adopted highway. Vehicular access to the demolition site would be provided via an existing access from (unadopted) Ellis Drive. An emergency access would be provided adjacent to the existing Education Centre off Central Drive (unadopted). No parking/queuing/loading would take place external to the site and vehicle movements would avoid peak highway periods and would be supported by Traffic Marshalls.

Appropriate measures are included to mitigate against dust and highways debris.

A Logistics Plan has been submitted which provides details on parking and traffic management arrangements. The plan shows pedestrian diversion routes due to footway closures required as part of the works. Any footway closures across the site would need to be re-provided / diverted along with appropriate crossing facilities. No road/footway closures are required on the adopted highway. The Logistics Plan also confirms that existing hospital parking for staff and visitors would remain unaffected throughout the demolition works. The applicant has confirmed that the removal of the demolition arisings would result in 15 tipper lorry movements per day over a 2-week period. For the remaining time, 1 - 2 vehicle movements would be expected over the

demolition phase. Given the level of HGV movements on the adopted highway, Highways request that a dilapidation survey is undertaken at the Eyam Rd/Charminster Drive junction.

### Greater Manchester Ecology Unit (GMEU)

The application is accompanied by a Bat Survey Report (WSP, October 2024).

The report appears to provide robust bat assessments, and there is no reason to doubt the findings.

Four bat roosts were identified in Building 15 (B15), located offsite to the west. B15 is not due to be impacted directly by the works due to being offsite and no works are to take place on B15 without a bat mitigation licence.

The recommendations detailed in the WSP report should be followed (particularly section 4), to ensure that bats are safeguarded, this includes implementing a buffer to B15 and using sensitive lighting etc. Provided that no habitats are to be removed as part of the works, no Biodiversity Net Gain (BNG) assessment will be required as it will meet the de minimis exemption (less than 25m<sup>2</sup> of habitat to be removed).

### **Issues**

#### Principle

Prior Approval for demolition applications 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.

It is maintained that the whilst the proposed development would have some impact on the immediate area, any environmental or planning issues area capable of being appropriate mitigated. Namely, through the implementation of the submitted Risk Assessment Method Statement, Logistics Plan, Bat Survey and ecological report that have been submitted in support of the application which details the procedures, sequence and method of works to be undertaken in respect of the demolition of Park House. Further, the Method Statement and asbestos management details that have also been submitted outline how the appointed contractor will manage the environmental, health, safety, and quality aspects of these works.

On this basis, the proposed demolition works are considered acceptable.

#### Impact and Method of Demolition

The application has been accompanied by Demolition Management Plan and supporting documents which detail the satisfactory amelioration and mitigation of any effects.

The submitted Statements detail site specific requirements, including details of site access, disconnection of services, material removal, traffic management, asbestos removal, personal protective equipment, emergency arrangements, dust suppression/air quality, and best practice measures.

On the basis of the submitted, information, it is not believed that the proposed demolition works would have any serious, detrimental environmental impact on the surroundings, including adjoining buildings. Environmental Health, Greater Manchester Ecology Unit and Highway Services raise no concerns to the proposed means of demolition. The condition of the site post demolition is considered satisfactory. As such, the works are considered acceptable.

### Condition of the site following clearance

Post demolition, the site area is to be cleared (e.g. any materials and debris generated will be removed). This is considered acceptable.

### Ecology

A Bat survey have been submitted and assessed by Greater Manchester Ecology Unit. These found no evidence of any bats roosting in the buildings proposed to be demolished. Recommendations are made for works should bats be encountered, particularly as bat roosts have been identified within neighbouring buildings. A relevant condition is included.

### Trees

As detailed within the submitted Arboricultural Assessment, a number of unprotected trees are proposed to be removed to facilitate the works. Whilst their loss is regrettable, the trees are to be documented and reprovion will come forward as part of wider bio-diversity net gain proposals are part of the wider masterplan for the redevelopment of the hospital.

### Residential Amenity

Whilst there are residential occupiers a short distance to the west of the the site, they would not be directly impacted, provided the mitigation contained within the submitted Demolition Plan is adhered to. Demolition is also anticipated to be short-lived and temporary in duration. Working hours are stipulated to prevent undue disturbance outside daytime hours. On this basis, the impact is considered satisfactory.

### Conclusion

Provided the mitigation detailed within the submitted reports are implemented, the means of demolition and the condition of the site post demolition is considered to be acceptable.

### **Other Legislative Requirements**

#### **Equality Act 2010**

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

#### **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 polices 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: Approve**

The City Council is satisfied that the demolition works in this case are satisfactory and the means of demolition and condition of the site post demolition would not have a significant impact on the environment. The decision is based on the submitted documents:

- Existing Ground Floor Plan;
- Existing First Floor Plan;
- Park House Demolition Site Plan referenced PAHDEM-GDA-ZZ-ZZ-M3-A-1301/P05;
- Construction Phase Plan, prepared by O'Connell Contracting (Ref: D1032 Park House Demolition, Version 1) and
- Park House Risk Assessment Method Statement, prepared by O'Connell Contracting (Ref: Version 01, Rev A).

Received by the City Council as Local Planning Authority on 2 January 2025.

- Site Location Plan.

Received by the City Council as Local Planning Authority on 8 January 2025.

- Arboricultural Report prepared by Christians (Ref: BS-PHNHS-001 - Rev A);
- Bat Survey Report prepared by WSP (Ref: UK0035196.2631-002).

Received by the City Council as Local Planning Authority on 15 January 2025.

- Method Statement and Safety Plan of Work (Ref: 653078)
- Asbestos Summary Report prepared by Lucion.

Received by the City Council as Local Planning Authority on 27 January 2025.

- E-mail from GMMH NHS Foundation Trust confirming hours of working dated 27 January 2025.

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

1) The recommendations detailed within section 4 the submitted Bat Survey Report (Ref: UK0035196.2631-002), received by the City Council as Local Planning Authority on 15 January 2025 shall be implemented during demolition works.

Reason - To protect bats should they be found at the application site, pursuant to policy EN15 of the Manchester Core Strategy.

### **Informative**

1)Demolition works shall be confined to the following hours:

- Monday - Friday: 7.30am - 6pm.

-Saturday: 8.30am - 2pm.

-Sunday / Bank holidays: No work.

2) Whilst there is no evidence of bats on site, the applicant is reminded that under Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 it is an offence to disturb, harm or kill bats. If a bat is found 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.

3) Work (including building demolition and any vegetation and site clearance) should be timed to avoid the main bird nesting season (March - August inclusive) unless it can otherwise be demonstrated by a suitably qualified expert that no active bird nests are present.

The applicant needs to be aware of the legal protection that certain species receive and that this decision does not negate the need to abide by the laws that are in place to protect biodiversity. If at any time any protected species are found or are suspected of being present on the site and adversely affected by the development, work should cease immediately, and an ecologist/LPA should be contacted.

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health  
Neighbourhood Team Leader (Arboriculture)  
Greater Manchester Ecology Unit

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

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