

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141365/DEM/2024

Date registered valid: 24 October 2024

Proposal: Prior Approval for demolition of waste storage, staff gym, doctors' residence and antenatal building

Address: North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Ward(s): Crumpsall Ward

Applicant: Mr Daniel Parry, Manchester University NHS Foundation Trust

Agent (if any): Melissa Lee, Turley

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

Recommendation: No Objection

Date of recommendation: 3 January 2025

Application details

Type of application: Proposed demolition

Development type: Notifications

Standard consultations:

Printed: 28 October 2024 Expired: 18 November 2024

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 North Manchester General Hospital (NMGH).

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.

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 the following buildings and structures within the North Manchester General Hospital estate, as identified on the submitted drawings:

WP03: Doctors' Residences;
WP03: Gym;
WP03: Waste Transfer Building;
WP16: Antenatal Centre.

The proposed works are estimated to take approximately 18 months.

The proposed works would principally involve: site securement, using barriers, fencing and / or hoardings to drop zones and local work areas; enabling works, including establishment of site accommodation and demolition compound(s), site clearance and topsoil stripping; disconnection of services and / or protection of existing infrastructure to be retained; asbestos abatement works and removal and disposal of any hazardous or contaminated materials; soft-strip of all non-structural elements of buildings to be demolished; phased demolition of buildings; removal of foundations and ground remediation works, including removal of Japanese Knotweed; and site finishing, including removal of demolition material / debris, where appropriate, and import and spread of aggregate and implementation of fencing.

Various developments (as identified within the submitted Screening Report), including further demolition works are to be implemented in line with an associated Strategic Regeneration Framework. All such projects lie within the bounds of the hospital.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health –The submitted Demolition Management Plan is satisfactory.

Highway Services - Two separate Demolition Management Plans (DMP) have been submitted which confirm that no traffic/pedestrian management measures are required. Adequate information is included regarding vehicle frequencies, vehicle routes, parking, compound locations and measures to ensure that the surrounding highways are kept clear of debris. Highways have no objection to the proposals on the basis that the works would be carried out in accordance with the submitted DMP documents

Greater Manchester Ecology Unit (GMEU) – The submitted Bat Survey found no evidence of any bats roosting in the buildings to be demolished. As such, there are no concerns regarding the works and the impact to bats.

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.

The application has been screened for EIA, for which it is concluded that given the nature, scale and location of the proposal, the impacts of the development would not be significant in terms of the local environment and existing land uses.

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 appropriately mitigated. Namely, through the implementation of the submitted Demolition Environmental Management Plans.

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, 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). A level site will be left after the completion of the works, unless material is stockpiled for reuse on-site. This is considered acceptable.

Ecology

Bat surveys 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.

Residential Amenity

There are no residential occupiers within immediate proximity of the site that would be directly impacted. Demolition is also anticipated to be short-lived and temporary in duration.

Conclusion

Provided the mitigation detailed within the submitted Demolition Management Plans and EIA screening report 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 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

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:

- Asbestos Removal Project Completion Pack prepared by Acorn Analytical Services;
- Asbestos Management Survey prepared by Acorn Analytical Services;
- Asbestos Demolition Surveys prepared by Acorn Analytical Services;

Received by the City Council as Local Planning Authority on 30 December 2024.

- Preliminary Roost Assessment Report (Rev 00) prepared by RSK Biocensus;

Received by the City Council as Local Planning Authority on 18 December 2024.

- Demolition Management Plan (Rev 3) (ante-natal building) prepared by J Freeley Ltd;
- Demolition Management Plan (Rev 4) (doctors' residence, gym and waste transfer buildings) prepared by J Freeley Ltd;

Received by the City Council as Local Planning Authority on 6 December 2024.

- Bat Emergence Survey Report prepared by RSK Biocensus;

Received by the City Council as Local Planning Authority on 18 November 2024.

- Site Location Plan;

Received by the City Council as Local Planning Authority on 15 November 2024.

Environmental Impact Assessment (EIA) Screening Report (Ref: CENM3005), prepared by Turley,

Received by the City Council as Local Planning Authority on 24 October 2024.

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
Area Team Boundary - Name: NORTH AREA