MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141433/NMC/2024
Date registered valid:	5 November 2024
Proposal:	Non-Material Amendment to application ref no 132491/FO/2021 to increase the size of the building by 1000mm.
Address:	Electricity Sub Station 36M From Manchester University Nhs Foundation Trust, Nelson Street, Manchester, M13 9WL
Ward(s):	Ardwick Ward
Applicant:	Mr Ian Johnson Manchester University (NHS) Foundation Trust
Agent (if any):	Mr Peter Worth AFL Architects
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: **12th November 2024**

Application Details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:
No consultations have been printed and sent.

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/Area

Listed building: Grade II*

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to the Manchester Royal Infirmary Campus, a large hospital site south of the city centre of Manchester. The application specifically relates to an area of land on the campus to the southeast of the intersection between Nelson Street and the Boulevard, towards the northwest corner of the campus. The specific site is currently occupied by a cycle storage stand and some landscaping.

Description of Development

The non-material amendment seeks to amend to planning permission 132491/FO/2021 to vary Condition 2 (Approved Drawings and Documents) to increase the size of the building by 1000mm and to relocate the building slightly.

Related Applications

132491/FO/2021 - Erection of a 11.4 metre x 5.3 metre modular container unit to house switchgear equipment adjacent to existing electrical substation.
Approved February 2022.

Consultations & Notification Responses

Not applicable**.**

Issues

Following an assessment of the details submitted, the City Council confirms that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The proposed relocation is within the site edged red boundaries of the original application. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

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

Condition(s) to be attached to decision for approval

1) The proposal seeks to amend to planning permission 132491/FO/2021 to vary Condition 2 (Approved Drawings and Documents) to increase the size of the building by 1000mm and to relocate the building slightly.

2) The development hereby approved shall be carried out in accordance with the following additional drawings and documents:

- Proposed General Arrangement NSS-AFL-XX-00-DR-A-20101 P3
- Proposed Site Plan

Received by the City Council, as Local Planning Authority, on the 04 November 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The proposed relocation is within the site edged red boundaries of the original application. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
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Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL