

16 October 2024

Delivered via Planning Portal

Carl Glennon
Manchester City Council Planning Department
PO 532
Town Hall
Manchester
M60 2LA

Dear Carl

PRIOR APPROVAL FOR THE DEMOLITION OF BUILDINGS AT NORTH MANCHESTER GENERAL HOSPITAL

On behalf of Manchester University NHS Foundation Trust ('MFT' or 'the Applicant'), we are pleased to enclose an application for prior approval of the demolition of buildings at North Manchester General Hospital (NMGH).

The application is supported by the following information listed below:

- This Covering Letter, prepared by Turley
- Completed Application Forms, prepared by Turley
- Site Location Plan, drawing ref. 10_ Rev 00 prepared by Turley
- Environmental Impact Assessment Screening Report, prepared by Turley EIA
- HM Land Registry Site Plan, prepared by Rowbottom's Tree Services Ltd
- Site Tree Constraints Appraisal, prepared by Rowbottom's Tree Services Ltd
- Tree Constraint Plan (Sheet 1 of 5) (dwg ref. RTS 14052024 TCP 006), prepared by Rowbottom's Tree Services Ltd
- Tree Constraint Plan (Sheet 2 of 5) (dwg ref. RTS 14052024 TCP 007), prepared by Rowbottom's Tree Services Ltd
- Tree Constraint Plan (Sheet 3 of 5) (dwg ref. RTS 14052024 TCP 008), prepared by Rowbottom's Tree Services Ltd
- Tree Constraint Plan (Sheet 4 of 5) (dwg ref. RTS 14052024 TCP 009), prepared by Rowbottom's Tree Services Ltd

Level 5
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- Tree Constraint Plan (Sheet 5 of 5) (dwg ref. RTS 14052024 TCP 010), prepared by Rowbottom's Tree Services Ltd

This application is submitted via the Planning Portal (ref. PP-13475160). The requisite application fee of £120 has been paid online.

Previous Application

This application follows an earlier application seeking determination as to whether the prior approval for the demolition of buildings submitted earlier in the year (LPA ref. 139157/DEM/2024). That application involved the demolition of various building comprising the waste storage building, staff gym, doctors' residence, diabetes centre, identification offices (this no longer forms part of the application), antenatal building and outpatients building.

The decision by Manchester City Council (MCC) (as stated on the decision letter dated 1st March 2024) was that prior approval would be required and that it had not been demonstrated that demolition can be undertaken without an undue environmental impact and / or harm to residential amenity.

The matters which MCC identified as requiring prior approval were:

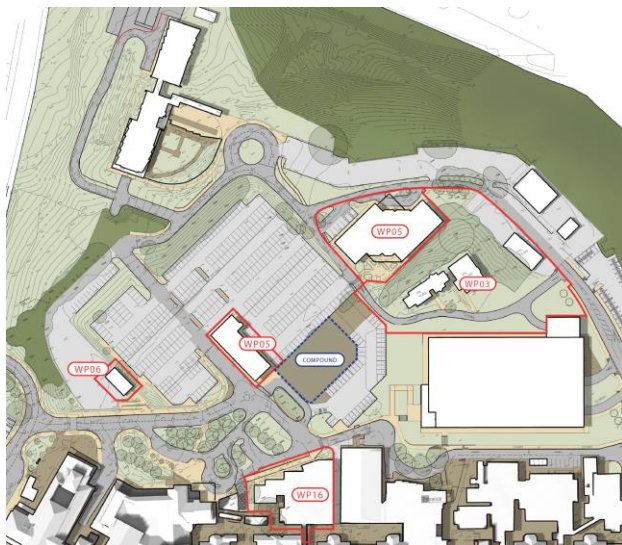
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan;
- Sheeting of construction vehicles;
- Dust suppression, and
- Wheel washing / road sweeping.

Proposed Demolition

The demolition of the following buildings and structures within the hospital estate is proposed.

- WP03: Doctors' Residences;
- WP03: Gym;
- WP03: Waste Transfer Building;
- WP05: Outpatients Building F;
- WP05: Diabetes and Endocrinology Centre;
- WP06: Substation 10; and
- WP16: Antenatal Centre.

The demolition will take place in phases (defined as Work Packages (WPs), as shown below.



Extract from Figure 1 of the EIA Screening Report

In order to demonstrate that no undue environmental impact would result, an Environmental Impact Assessment (EIA) Screening Report is enclosed. It sets out the proposed methodology and, where relevant, mitigation measures to be employed. Some further detail will be prepared as part of the standard working practices of the demolition contractors; however, they will be prepared in accordance with the methodology and parameters set out within the EIA Screening Report. Sufficient information is therefore provided as part of this application in order for MCC to approve the application.

EIA Screening

Schedule 2, Part 11, Class B of the Town and Country Planning General (Permitted Development) (England) Order 2015 (as amended) (GPDO) sets out provisions which grant planning permission for the demolition of buildings subject to seeking prior approval from the Local Planning Authority in respect of (i) the method of demolition and (jj) site restoration. These provisions only apply where the proposed demolition is not EIA development.

As requested by MCC in determining the previous application and given the provision of the GPDO the EIA Screening Report seeks to demonstrate that proposed demolition will not result in any significant environmental effects.

In accordance with the EIA Regulations¹, there is a need to consider EIA as the associated thresholds for an urban development project (noting that the EIA Regulations have a 'wide scope and broad purpose'², and demolition is considered to be development) within Schedule 2 10 (b) (i) are met, in that over 1 hectare of non-residential development (demolition) is proposed. Exceedance of the threshold criterion does not dictate the need for EIA, rather in line with the EIA Regulations and Planning Practice Guidance (PPG), the need for EIA will rest on the likelihood of 'significant environmental effects' as a result of the Proposed Scheme. Furthermore, MCC have not suggested EIA is required or that significant effects have been identified.

The enclosed EIA Screening Report confirms that the characteristics of the Proposed Scheme and the Site and surrounds have been set out within **Sections 2** and **3** respectively. Both sections have been used to inform the appraisal of likely environmental effects arising from the Proposed Scheme (**Section 6**) in line with the methodology defined within **Section 5**, with specific consideration of mitigation, in line with Regulation 6, Paragraph 2(e) of the

¹ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

² Court of Justice of the European Union case (Kraaijeveld v Holland), as set out in PPG.

EIA Regulations and best practice. A high-level appraisal of potential cumulative effects has been provided within **Section 7**.

Assessment

As concluded in the EIA Screening Report, it is likely that the demolition and any overlapping construction environmental effects, on ecological species and waterbodies, result from the cumulative projects in NMGH would be duly managed.

Furthermore, the proposed development and the cumulative projects will result in some level of effect on the climate, but are negligible in isolation. Whilst it is considered that there is a potential for in-combination effects of cultural heritage to occur, given the separation of the sites from each other and the wider urbanised environment, it is assumed that these would be experienced independently to each other.

The EIA Screening Report also includes the additional information requested by MCC in determining the previous application.

Some tree loss will be necessary but this is limited to Category B and C trees.

Conclusion

Information has been provided as part of the application in response to the matters raised by MCC in respect of the previous application. The EIA Screening Report demonstrates the absence of significant environmental effects subject to the implementation of a suite of commonly used mitigation measures, the effectiveness of which are proven and widely accepted. MCC should therefore grant approval for the demolition.

I trust you have sufficient information to register and determine this application and we look forward to receiving your confirmation of receipt. However, should you require any further information, please do contact me or my colleague Lewis Evans (lewis.evans@turley.co.uk).

Yours sincerely



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Assistant Planner

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