MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140383/NMC/2024
Date registered valid:	27 June 2024
Proposal:	Non-Material Change to planning permission 132567/JO/2021 to allow alterations to highways, tree planting, landscaping, materials and openings
Address:	North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Ward(s):	Crumpsall Ward
Applicant:	Mr Marc Reed, Greater Manchester Mental Health NHS Foundation Trust
Agent (if any):	Katie Forbes, WSP
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: steven.mccoombe@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	15 June 2024

Application details

Type of application: Non-Material Change Application

Development type: Notifications

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/building and surroundings

The proposed application site relates an Adult Mental Health Unit (AMHU) currently under construction.

The site forms part of North Manchester General Hospital, Delaunays Road, situated within the Crumpsall area of Manchester. In this case, the application site relates to part of the hospital located off Central Drive, to the south-west of the main hospital campus.

The surrounding area is characterised by healthcare uses (Class C2) to the north of the site, within the North Manchester General Hospital Campus and residential uses (Class C3) to the south of the site.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Background

Full planning permission 128563/FO/2020 was approved on 28 January 2021. This granted consent for:

'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'.

Following this, there have been various applications for minor and non-material detailed design changes as the scheme is built out.

Description of development

Non-material amendment to planning permission 132567/JO/2021 which relates to a S.73 amendment application stemming back to host planning permission referenced 128563/FO/2020 which allowed for the 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.

In this case, amendments are sought to the specified plans condition (condition 3) and a landscaping condition (condition 9) in order to allow a number of minor changes to the design and layout of the AMHU site. Namely:

Crossing Point on Western Road

Alterations to the crossing point on the new western road and subsequently, relocation of the tactile paving units in order to align the crossing with recent road changes undertaken by Manchester University NHS Foundation Trust (MFT) through planning application ref: 139865/FO/2024. As a result the tactile paving units within the red line boundary have been shifted to suit the crossing points.

Trees

6 no. trees are proposed to be relocated due to the BT ducting clashing.

Cladding

Changes are sought to the front entrance cladding. This is due to the previous cladding colour being discontinued by the supplier. The proposed alternative is the same colour.

Landscaping

Alterations to the landscaping on the western boundary of the site to account for the new road alignment.

Walkway

Raising of the walkway above the front entrance by 750mm and the louvres by 700mm to screen the main pipework distribution routes that are required to be stacked above each other. The louvres have been increased to improve aesthetics by hiding the handrail from view and for clinical reasons.

Internal Layout Changes

Minor internal layout changes as a result of detailed design development.

Window Amendment

A window has been removed on the southwest elevation facing the FM Yard. This is due to fire safety issues.

Consultations & Notification Responses

None Required.

Policy

The following policy and guidance is considered relevant to the consideration of this application

-Policies DM1, T1, EC1, EC2, EN4, EN14 of the Manchester Core Strategy;
-Policies JP-P1, JP-S4 and JP-C5 of Places for Everyone Plan for Greater Manchester;
-Guide to Development in Manchester (SPD);
-National Planning Policy Framework (NPPF);
-Greater Manchester Transport Strategy;
-Strategic Regeneration Framework, North Manchester General Hospital Site Redevelopment Programme.

Issues

Materiality

When balanced against overall design, scale and layout of the proposed hospital unit and the context of the wider hospital site, the proposed alterations are considered insignificant and will result in no material harm of the overall appearance or function of the proposed development.

It is considered that the changes either individually or cumulatively would not raise any new significant issues and would still accord with the conclusions of technical assessments approved as part of the host permission and would still comply with all relevant, overarching policy and guidance. On this, basis, the proposed revisions are considered to be of a non-material nature.

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 proposed amendments relate to alterations to the crossing point on the new western road and relocation of tactile paving units; relocation of 6 no. trees due to the BT ducting clashing; changes to the colour specification of front entrance cladding; alterations to the landscaping on the western boundary of the site to account for the new road alignment; the raising of the walkway above the front entrance by 750mm and the louvres by 700mm to screen the main pipework distribution routes; minor internal layout changes; and the removal of a window from the southwest elevation facing the FM Yard.

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 City Council is satisfied that the proposed changes will not result in any significant or material alterations to the host planning permission.

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

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

Drawings referenced NMGNPH-GDA-XX-XX-DR-A-9001/P03 and NMGNPH-GDA-VO-ZZ-DRA-9006/P02, received by the City Council as Local Planning Authority on Local Planning Authority on 21 December 2021, drawings referenced NMGNPH-GDA-ZZ-ZZ-DR- A- 9003/P05, NMGNPH-GDA-ZZ-ZZ-DR-A-9004/P04, NMGNPH-GDA-ZZ-ZZ-DR-A- 9005/P05, NMGNPH-GDA-ZZ-ZZ- DR-A-9007/P04, NMGNPH-ITR-00-XX-DR-L-0012/P12, NMGNPH-ITR-00-XX-DR-L-0013/P12, NMGNPHITR-00-XX-DR-L-0014_P06, NMGNPH-ITR-00-XX-DR-L-0015_P06 and NMGNPH-ITR-XXXX-DR-L-0107_P12 received by the City Council as Local Planning Authority on 12 August 2022, drawing referenced NMGNPH-GDA-ZZ-ZZ-DR-A-9006/P07 received by the City Council as Local Planning Authority on 14 December 2022 and drawing referenced NMGNPH-GDA- ZZ-ZZ-DR-A-9002/P11, received by the City Council as Local Planning Authority on 27 June 2024.

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

9) The development hereby approved shall be implemented in accordance with the submitted landscaping scheme detailed within drawings and documents referenced NMGNPH-ITR00- XX-DR-L-0011/P08, NMGNPH-ITR-VV-XX-SH-L-1000_P01, NMGNPH-ITR-VV-XXSP-L-2000_P02, the External Landscape Environment Strategy referenced NMGNPHITR-00-XX-RP-L-9002/P01 (parts 1-3), received by the City Council as Local Planning Authority on 10 November 2020 and 21 December 2021 respectively, drawings referenced NMGNPH-ITR-00-XX-DR-L-0012/P12, NMGNPH- ITR-00-XX-DR-L- 0013/P12, NMGNPHITR-00-XX-DR-L-0014_P06 and NMGNPH-ITR- 00-XX-DR-L-0015_P06 received by the City Council as Local Planning Authority on 12 August 2022 and drawing referenced NMGNPH-ITR-XX-XX-DRL-0024/C09, received by the City Council as Local Planning Authority on 27 June 2024.

The approved scheme shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the City Council as Local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

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