

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140205/FO/2024

Date registered valid: 5 June 2024

Proposal: Removal of existing timber facades which form the north-facing external envelope to the bridge link corridors between blocks A to F at levels 1 and 2, and installation of a new semi-glazed curtain walling system

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

Ward(s): Crumpsall Ward

Applicant: Ms Shopna Das-Lucas, Currie & Brown

Agent (if any): Mr Matthew Quinton, 10architect Healthcare

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 July 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 24 June 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 24 June 2024 Expired: 15 July 2024

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to part of North Manchester General Hospital situated within the Crumpsall area of north Manchester.

The application site is bounded by buildings in relation to the hospital, as the applicant site sits centrally within the hospital.

The wider 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. Vehicular and pedestrian access to the site can be gained south of the site via Crescent Drive or to the north of the site via Delaunays Road and Central Drive.

In the case of the application proposal, the site relates to the existing north-facing elevation of the link corridors between Block A-F at Level 1 and Level 2 (see Figure 1). The link corridor faces in the direction of Limbert Circle and access roads to the north of the site. The link corridor to the northern side relates to a timber façade.



Figure 1, North-facing elevation of applicant site in blue colouration

Description of development

The planning application seeks consent for the removal of existing timber facades which form the north-facing external envelope to the bridge link corridors between blocks A to F at levels 1 and 2, and installation of a new semi-glazed curtain walling system.

The works are required as part of the life cycle works at the hospital. The northern-facing façade is currently in a state of poor condition and are displaying signs of reaching the end of their serviceable life. As such, the proposal would improve the physical fabric of the hospital and increase performance in the building.

Materials to be used would complement the adjacent structures within its context. Materials to be used would include:

- Cladding panel with PPC finish- Eurobond panels, Rockspan range, 125mm thick panel.
- Steel flashing panels with PPC finish- 0.6 mm powder coated aluminum flashing pieces.
- Glazed curtain walling panel- capped system- Comar 6EFT. Window specification: Comar 5Pi, folding openers with restrictors, glazing specification: 28mm units.
- Insulated spandrel panel with curtain walling colour.

Specification documents were provided for consideration.

All colouration across the proposal would be RAL 7005 to match the recently completed North View Building on the Hospital site.

Negotiations during the course of the Application

During the course of the application, further information was requested and supplied from the agent in regard to the materials, products and colouration of the proposal. A Construction Management Plan pre-commencement condition was sent to the agent for review during the course of the application and was agreed to on the 29 July 2024.

Planning History

There are numerous planning applications for the hospital. The following application relates to the application red line boundary:

046463/FO/NORTH1/94- Refurbishment and external alterations to south elevation of corridor link bridge of blocks A to G.

Approved 9 November 1994.

The above application relates to the south-facing facade. The current proposal would refurbish the north facing elevation aligning it with the south, in terms of general aesthetic quality, overall efficient and performance (see Figure 2).



Figure 2, Link corridor with north and southern elevations.

Consultations & Notification Responses

Local Representatives

No responses were received from local representatives.

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually

supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective
- c) an environmental objective

The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8. Promoting healthy and communities

Chapter 12. Achieving well-designed and beautiful places

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management);

Policy SP1 (Spatial Principles);

Policy EC1 (Employment and Economic Growth in Manchester).

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:

JP- S1- Sustainable development

ISSUES

Principle of Development

The current application seeks consent for the removal of existing timber facades which form the north-facing external envelope to the bridge link corridors between blocks A to F at levels 1 and 2, and installation of a new semi-glazed curtain walling system. Subject to assessing the impact upon visual amenity and general amenity, the principle of the proposed works is considered entirely acceptable and highly necessary to the functioning of the hospital. The northern-facing façade is currently in a state of poor condition and is displaying signs of reaching the end of their serviceable life. The works would upgrade the northern elevation of the link corridor and so would align it with the south side which was refurbished under planning reference: 046463/FO/NORTH1/94, approved 9 November 1994.

On this basis, the public benefits that the proposal would deliver are considered to outweigh the negligible impact to visual and general amenity. The proposed development is therefore

compliant with the aforementioned policy and guidance. Relevant matters are outlined further below.

Visual Amenity

The planning application is sought for the north-facing external envelope to the bridge link corridors between blocks A to F at levels 1 and 2. The northern facing elevation faces the direction of Limbert Circle and roads to the north side of Crumpsall Way. As the external link corridors sits centrally within the hospital site and due to the quadrant style design of the hospital, it cannot be easily seen from within the grounds. This was the case whilst conducting the site visit when trying to locate the structure from the local hospital roads. Limited views of the corridor shows the dilapidation of the existing structure with peeling paint. As such, as the proposal would update the structures and any views of the structure are limited, any visual harm to visitors and working of the hospital would be extremely limited and only limited to the surrounding hospital site. The proposal is considered to improve the appearance of the hospital internally and externally so would improve the situation in terms of visual amenity.

Materials to be used would complement the adjacent structures within its context. Materials to be used would include:

- Cladding panel with PPC finish- Eurobond panels, Rockspan range, 125mm thick panel.
- Steel flashing panels with PPC finish- 0.6 mm powder coated aluminum flashing pieces.
- Glazed curtain walling panel- capped system- Comar 6EFT. Window specification: Comar 5Pi, folding openers with restrictors, glazing specification: 28mm units.
- Insulated spandrel panel with curtain walling colour.

Specification documents were provided for consideration.

All colouration across the proposal to be RAL 7005 to match the recently completed North View Building on the Hospital site.

The materials chosen therefore are considered appropriate to ensure a high quality of design and such would not adversely impact visual amenity. Specifications were supplied to understand the materials to be used and are considered appropriate. The colouration chosen for the elements would be a RAL 7005. The agent explained this had been chosen in connection with the colour panel used for the recently approved North View Building (see planning reference: 140383/NMC/2024 for consent for the use of the RAL 7005 colouration). Although it is noted the elevation subject to the current application would face away from the neighbouring property, it does show continuity within the wider site. It is noted that the southern elevation of the link corridor has a beige/ yellow colouration and so would contrast the use of the grey. However, as the northern side as existing is in a grey colouration, the contrast between the two is considered acceptable, especially given the two elevations cannot be viewed simultaneously due to the nature of the site. Supporting information supplied during the course of the application would be conditioned within any approval granted in relation to materials to be used. This is to ensure the satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

It is noted that the proposal would result in a different window layout and window proportions as a result of the proposal. However, given the link corridor would still receive a good level of light, the proposed fenestration pattern is not considered to give rise to adverse loss of light implications to visitors/ workers of the hospital.

As such, the proposal is considered acceptable in terms of visual amenity, pursuant to DM1 and SP1 of the Core Strategy, Places for Everyone JP-S1 and the NPPF.

Residential Amenity

The main impact to consider in terms of residential amenity is any disruption caused during the construction period of the works. Although Highway Services were not consulted on the application, a Construction Management Plan pre-commencement condition was sent to the agent for review and agreed by the agent on 29 July 2024. This is considered necessary to safeguard the amenities of nearby residents, visitors and workers of the hospital and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester. This condition is considered necessary given the site of works is not easily accessible and so the works do not disrupt the activities of the hospital.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the existing link corridor and wider hospital context. Any additional information arising during the course of the application are considered to be addressed with communication with the agent.

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: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the

application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Appropriate conditions would be attached to any approval granted.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents (references to be included):

- Application Form, stamped as received by the City Council as Local Planning Authority on 5 June 2024.
- Drawing- Proposed- Site Elevations, stamped as received by the City Council as Local Planning Authority on 5 June 2024.
- Correspondence- Specifications and Materials, stamped as received by the City Council as Local Planning Authority on 15 July 2024.
- Supporting Information- Comar 6EFT Advanced Curtain Wall System, stamped as received by the City Council as Local Planning Authority on 15 July 2024.
- Supporting Information- Rockspan Range Product Data Sheet, stamped as received by the City Council as Local Planning Authority on 15 July 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 for the City of Manchester.

3) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the:

- Application Form,
- Correspondence- Specifications and Materials,
- Supporting Information- Comar 6EFT Advanced Curtain Wall System,
- Supporting Information- Rockspan Range Product Data Sheet, specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- i. Display of an emergency contact number;
- ii. Details of wheel washing;
- iii. Compound locations where relevant;
- iv. Location, removal and recycling of waste;
- v. Routing strategy and swept path analysis;

- vi. Parking of construction vehicles and staff;
- vii. Parking of construction vehicles and staff;

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA