

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140138/NMC/2024

Date registered valid: 29 May 2024

Proposal: Non-material amendment to planning permission referenced 132567/JO/2021 to remove conditions 4 (accessible parking) and 22 (access road)

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): Miss Anna Blackwell, WSP

Case officer: Steven McCoombe
Tel: 0161 234 4607
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Recommendation: Approve

Date of recommendation: 18 June 2024

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: 21 May 2024

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 to an area located to the north-west of 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 host planning permission for the AMHU proposed an access road along the western boundary of the AMHU to provide enhanced connectivity between the north, south and west of the wider hospital estate along with accessible parking provision. The application site relates to these areas.

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

Description of development

Non-material amendment to planning permission referenced 132567/JO/2021 to remove conditions 4 (accessible parking) and 22 (access road).

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

Since full planning permission was granted, various applications to vary the host planning permission have been granted; the latest being planning permission referenced 132567/JO/2021. It is this permission to which the non-material amendment is sought in this case and should be read alongside a more recent, associated planning permission referenced 139865/FO/2024, which allows for the provision of a new vehicular and pedestrian access road between Central Drive and Ellis Road, with associated footpaths, patient drop off area outside the adult mental health inpatient unit, six no. accessible car parking bays and the creation of an egress point from the existing car parking area to the north-west, including landscaping and associated works.

As part of the host planning permission referenced 128563/FO/2020, the proposed car park to the northeast of the site was omitted from the planning application, with only 6-no. accessible car parking spaces being provided. This approach was considered acceptable, since a multi-storey car park was being built to the north of the site which is now complete and operational. It was agreed that the details of the 6 no. accessible spaces on site would be secured through condition 4 of the full planning permission. In addition, it was agreed that details of the north/south access road would be secured through Condition 22 of the full planning permission.

Since full planning permission having been gained, the proposed north/south access road has undergone design development, and the proposed route has been amended including an amendment to the site edged red. This has resulted in the submission and subsequent approval of application referenced 139865/FO/2024.

As a result of the redesign, part of the access road now sits outside the red line boundary of original planning permission (128563/FO/2020) and given the proposals for the area where the 6 no. accessible spaces were proposed to be located is likely to change, given the wider masterplan, it has been necessary for the applicant to look at alternative solutions for the location of these spaces, which are also now proposed to be located outside the red line boundary of planning permission referenced 128563/FO/2020, culminated in the submission of application 139865/FO/2024) for separate consent for the proposed access road and accessible car parking spaces. This renders conditions 4 and 22 attached to original proposal redundant.

Consultations & Notification Responses

None Required

Issues

Materiality

The proposed removal of conditions 4 and 22 considered non-material subject to the implementation of previous approved application referenced 139865/FO/2024.

The changes, either individually or cumulatively would not raise any new significant issues and would still allow the overall development to accord with the conclusions of the technical assessments approved as part of the host permission, whilst complying with all relevant, overarching policy and guidance, The proposed layout and associated infrastructure demonstrates that the proposed works would improve or maintain vehicular and pedestrian

accessibility in and around the site and would allow for satisfactory accessible parking provision relating to the AMHU.

On this, basis, the proposed amendment to the conditions is considered satisfactory, and the effect of the change is considered non-material.

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

The proposed amendments relates to the removal of conditions 4 and 22 attached to planning permission referenced planning application ref: 132567/JO/2021 which relate to accessible parking provision and the submission and agreement of details relating to a new north/south access road.

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 would not result in any significant or material alterations to the host planning permission, since the requirements of conditions 4 and 22 have been superseded by alternative arrangements approved as part of planning permission referenced 139865/FO/2024. Namely, the provision of a vehicular and pedestrian access road between Central Drive and Ellis Road, with associated footpaths, patient drop off area outside the adult mental health inpatient unit, six no. accessible car parking bays and the creation of an

egress point from the existing car parking area to the north-west, including landscaping and associated works.

Providing planning permission referenced 139865/FO/2024 is fully implemented, the requirements of conditions 4 and 22 are no longer relevant.

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

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

Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: NORTH AREA