

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 139157/DEM/2024

**Date registered valid:** 2 February 2024

**Proposal:** Prior Approval for the demolition of Waste storage, Staff Gym, Doctors Residence, Diabetes centre, ID Offices, Antenatal Building, Outpatients Building

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

**Ward(s):** Crumpsall Ward

**Applicant:** Mr Nigel Woods AA Projects

**Agent (if any):** Mr Mike Bamford DAY Architectural

**Case officer:** Carl Glennon  
Tel: 0161 234 4530  
Email: [carl.glennon@manchester.gov.uk](mailto:carl.glennon@manchester.gov.uk)

**Recommendation:** Objection

**Date of recommendation:** 28 February 2024

## **Application details**

**Type of application:** Proposed demolition

**Development type:** Notifications

**Date of site visit:**

### **Standard consultations:**

Printed: 9 February 2024 Expired: 1 March 2024

### **Neighbour notifications**

No neighbour notifications have been printed and sent.

### **Site notice**

No site notice has been produced

The applicant has confirmed the display of a site notice on 21 December 2023.

### **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**

This application relates to the demolition up to 10 detached single storey buildings distributed within the grounds of North Manchester General Hospital (to the north and east). In addition to built form, the area surrounding the site comprises car parking and servicing areas and pockets of open space.

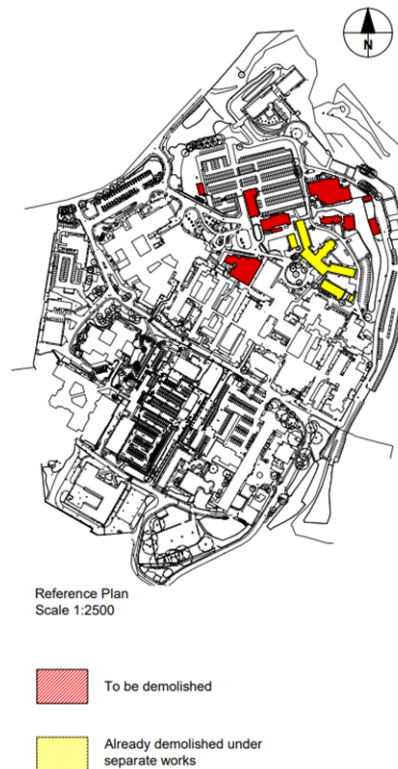


Fig.1 – Buildings to be demolished in red

## Description of development

The application states that the buildings to be demolished are no longer fit for purpose and beyond viable refurbishment. The application has not been submitted with details of the condition of the buildings or a methodology for the implementation and mitigation of demolition works. The application forms indicate that the cleared land would be utilised as part of future development proposals.

## Consultations & Notification Responses

Environmental Health – The following comments have been received:

- i. A construction management plan should be provided detailing:
  - Dust suppression measures;
  - Compound locations;
  - Details of an emergency contact telephone number;
  - A community consultation plan and;
  - Sheeting of construction vehicles.
- ii. Demolition works shall be limited to the following hours:
  - Monday - Friday: 7.30am - 6pm
  - Saturday: 8.30am - 2pm
  - Sunday / Bank holidays: No work

Highway Services – No objection subject to the works being related to and approved demolition

methodology plan. This would need to include details of:

- i. The phasing and quantification / classification of vehicular activity;
- ii. Details of vehicular swept-path assessments and the routing of construction vehicles
- iii. Details of contractor car parking;
- iv. Site compound layouts and
- v. Wheel washing facilities.

Greater Manchester Ecology Unit – No comments received.

## **Issues**

Principle of the proposed works – Given the age and condition of the buildings identified for demolition, the proposed works have the potential to be appropriate subject to appropriate justification and measures to mitigate harm and disturbance [during the implementation of demolition].

Demolition management and environmental impact – The application provides limited information relating to the duration of works for a 5 month period. The application has not been supported with details relating to a demolition methodology that addresses the requirement of Environmental Health and Highways. In the absence of these details the potential harm to residential amenity and adverse environmental impact cannot be satisfactorily assessed. Any specific issues that may affect demolition, for example, the presence of invasive species, have not been identified. In the absence of these details, the applicant has not demonstrated that the demolition can be satisfactorily managed.

Ecology – Potential impact on protected species would be addressed through the Wildlife & Countryside Act 1981 and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Any appropriate prior approval application could be potentially related to informatives advising:

- i. Under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.
- ii. The demolition hereby approved together with the removal or other work to trees, shrubs or hedges within the application site shall be undertaken in the main bird breeding season (March to July inclusive), unless nesting birds are found to be absent, by a suitably qualified person.

Conclusion – In the absence of appropriate supporting information, the requirement for prior approval of demolition would not be met.

## **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: Objection**

### **Article 35 Declaration**

N/A

### **Condition(s) to be attached to decision for approval**

1) The City Council as local planning authority maintains that it has not been demonstrated that demolition can be undertaken without an undue environmental impact and / or harm to residential amenity. Prior approval of demolition is objected to as a methodology has not been submitted detailing:

- 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.

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health  
Greater Manchester Ecology Unit

## **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  
Susceptible to Surf Water Flood (Less) -

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