Planning

Growth & Development

Delegated officer report for planning application

Application no.	139110/DEM/2024
Date registered valid:	26 January 2024
Proposal:	Prior Approval for demolition of building
Address:	North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Ward(s):	Crumpsall Ward
Applicant:	Mr Matthew Quinton, 10architect
Agent (if any):	Mr Matthew Quinton, 10architect Healthcare
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: steven.mccoombe@manchester.gov.uk
Recommendation:	No Objection
Date of recommendation:	**23.02.2024**

Application details

Type of application: Proposed demolition

Development type: Notifications

Standard consultations:
Printed: 8 February 2024 Expired: 29 February 2024

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/area

Building within the confines of the NMGH Estate next to the mortuary.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Prior Approval for demolition of building

Consultations & Notification Responses

Highway Services – No objections

Environmental Health – Recommended conditions that are not reasonable for a development of this scale.

Greater Manchester Ecology Unit – No objections subject to the imposition of an informative

Issues

The building is a flammable store building which is not of any architectural merit. There are no objections to the demolition of the building, subject to works being taken in accordance with the statement submitted in support of the application setting out a strategy. An informative relating to bats has been suggested by Greater Manchester Ecology Unit which has been appended. Highways have no objections.

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: No Objection

Reason

The City Council is satisfied that the demolition works in this case are satisfactory and will not have a significant impact on the environment or character of the area. The decision is based on the submitted Site Location Plan, Block Plan and Proposed Demolition Plan and Elevations received by the City Council as Local Planning Authority on 26 January 2024.

Informative:

Whilst the building to be demolished is very low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).

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) -
Area Team Boundary - Name: NORTH AREA