

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137128/NMC/2023

Date registered valid: 31 May 2023

Proposal: Non-material amendment to planning permission referenced 135552/FO/2022 to allow alterations to parking layout and provision

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

Ward(s): Crumpsall Ward

Applicant: Mr Edward Fitzpatrick, Manchester University NHS Foundation Trust

Agent (if any): Mr Maciej Augustynowicz, DAY Architectural

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26 June 2023

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 application site relates to part of North Manchester General Hospital, Delaunays Road, situated within the Crumpsall area of Manchester.

The site is bound to the north by the existing hospital, to the east by woodland, to the south by the Jewish Cemetery and existing residential housing off Crescent Drive and Magna Drive and to the west. 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.

The proposed car park and access subject to this application is located in Crumpsall Vale to the far north-east corner of the site, adjacent to the Intermediate Care Unit (ICU) – a two storey building which due to site topography spans over different site levels. The area subject to the application is currently disused and connected to an existing service road which is to be upgraded. The site is bounded by scrub land and a tree lined perimeter which separates the site from Delaunays Road and a surface car park. Vehicular and pedestrian access can be gained south of the site via Crescent Drive or to the north of the site via Central Drive.

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Listed building: Not applicable

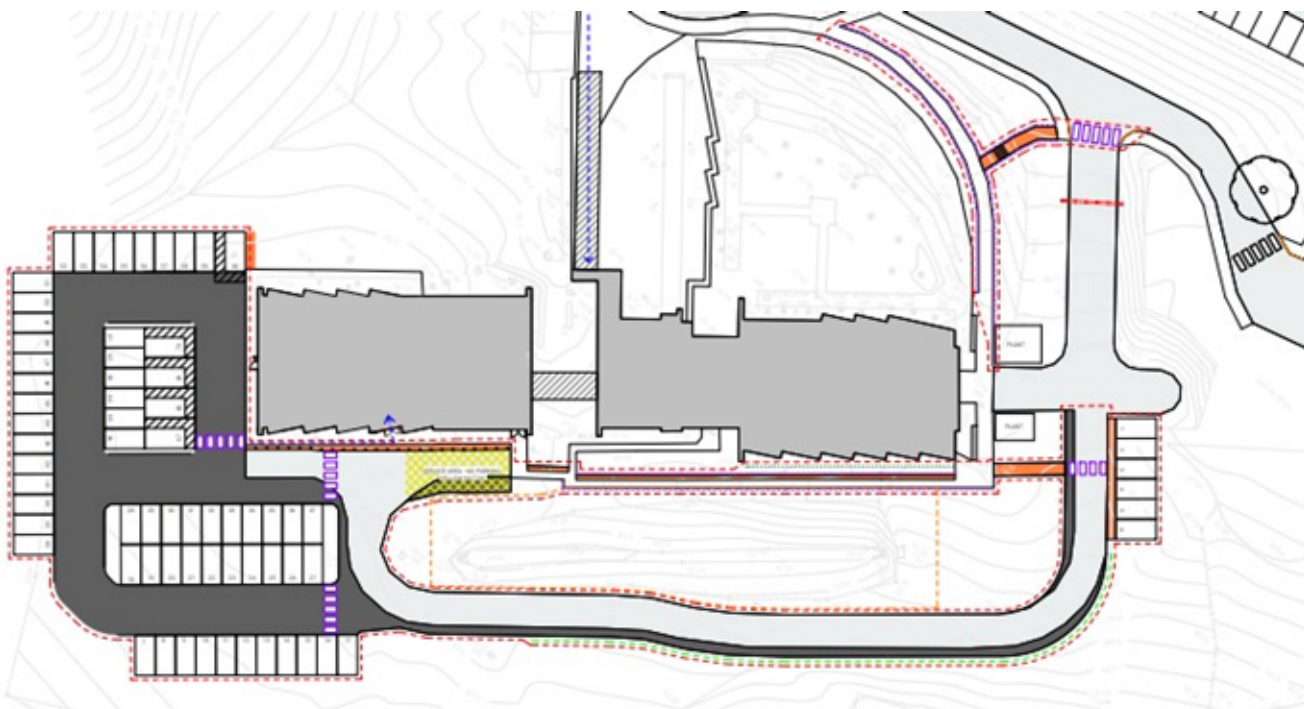
Conservation area: No

Tree Preservation Order: No

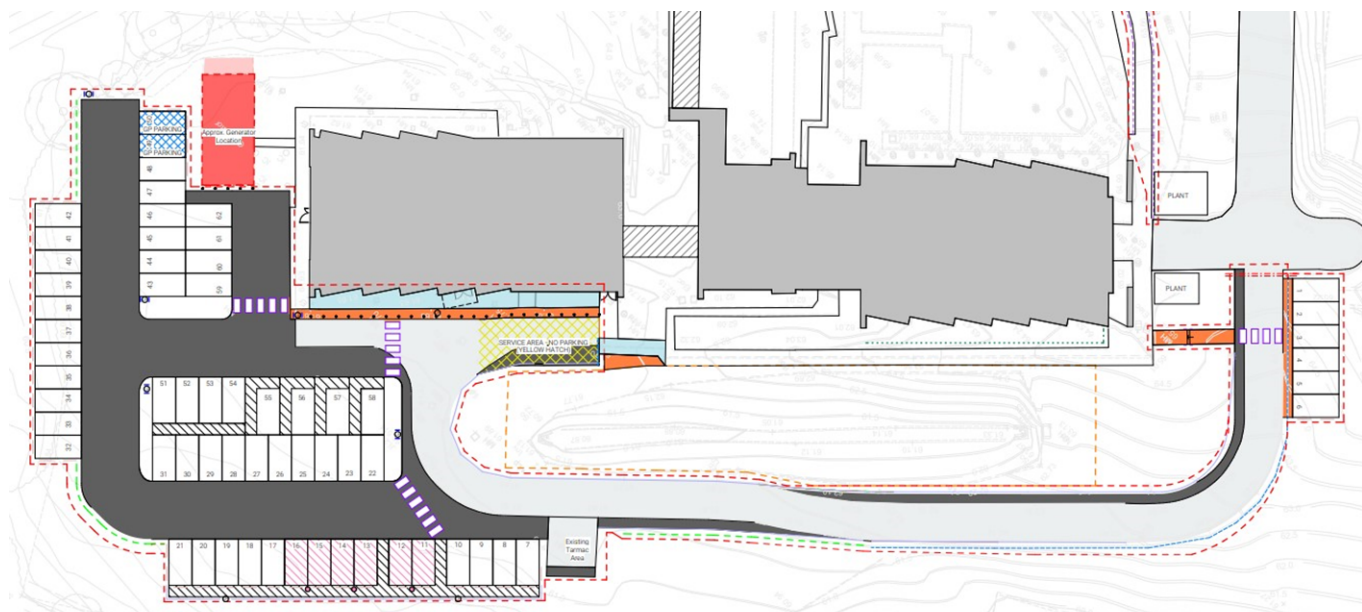
Description of development

Non-material amendment to planning permission referenced 135552/FO/2022 which allowed for the creation of a staff parking area, including widening of the existing service road and improved provisions of pathways.

The proposed alterations seek a reduction in the number of parking spaces from 70 to 62, along with a reconfigured parking arrangement. Electric Vehicle Parking as well as disabled parking has been re-located to a closer area to the entrance of the building.



Layout as approved



Proposed Layout

The proposed changes are necessary due to another development involving a back-up generator for the building being positioned within the previous area of development.

The proposal has been conceived to address the current needs of the hospital by increasing parking capacity and to meet demand that is not currently being met at this part of the site. The additional spaces are intended to create safer access for patients and staff as they would not have to traverse difficult land level changes close to the site. The car park will be accessed primarily from Delaunays Road and the numerous internal roads with the connect the different hospital buildings.

Consultations & Notification Responses

None required.

Policy

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

- Saved policy DC26 of the Unitary Development Plan;
- Policies DM1, SP1, T2, EN8, EN14 and EC1 of the Manchester Core Strategy; - National Planning Policy Framework.

Relevant Planning History

135552/FO/2022 Creation of parking area including widening of the existing service road and improved provisions of pathways. *Approved 14 April 2023.*

135217/FO/2022 Installation of an external generator within a secured compound. *Approved 19 January 2023.*

117387/FO/2017 Erection of 3 storey extension to the side elevation of the recently built Intermediate Care Unit to provide an additional 16 bedrooms (creating 40 beds in total) with a plant room on the bottom floor. *Approved 20 April 2018.*

108559/FO/2015/N1 Erection of part single, part two, part three storey building to form 24 bed intermediate care unit with associated landscaping and car parking following removal existing car parking area. *Approved 13 December 2016.*

Issues

Materiality

The reduction in spaces and altered layout would not significantly alter the initially proposed provision and is required to enable sufficient space between a back-up generator and the car park area.

The proposed development is necessary to allow for the continued and improved operation of the hospital and would help sustain important ancillary functions.

Due to its position in the wider hospital site, the proposed development would not have a materially harmful visual impact or significantly harmful impact to amenity and does not raise any new highway issues.

The alterations would not change the conclusions of technical assessments approved as part of the host permission would still comply with all relevant, overarching policy and guidance. The proposed changes are therefore 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 relate to a reduction in car parking spaces and alterations to the car park layout.

Following an assessment of the details submitted, I can confirm that the proposed amendment is 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

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

Drawing referenced 02-0101/A received by the City Council as Local Planning Authority on 21 November 2022;

Drawing referenced AC/10230/001/A, AC/10230/003/A and AC/10230/004/A received by the City Council as Local Planning Authority on 13 June 2023.

Drawings referenced 001/P1, 002/P1 and 20-0102/S received by the City Council as Local Planning Authority on 23 June 2023.

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.

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