

25 July 2023

Delivered via Planning Portal

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Ref: SHEM3008

Dear Jennifer

PLANNING APPLICATION UNDER SECTION 73 OF TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – VARIATION OF PLANNING PERMISSION REF. 128905/FO/2020, NORTH MANCHESTER GENERAL HOSPITAL, MANCHESTER, M8 5RL

Further to recent discussions, on behalf of our client Manchester University NHS Foundation Trust ('MFT' / 'the Applicant') we are pleased to enclose an application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary planning permission 128905/FO/2020 on the above site.

The application has been submitted via the Planning Portal (ref. PP-12307506) and is supported by electronic copies of the following documents:

- Completed application forms and ownership certificates, prepared by Turley
- This Covering Letter, prepared by Turley
- Electric Vehicle Charging Point Strategy for Multi-Storey Car Park and Cycle Hub at North Manchester General Hospital, prepared by Turley

The requisite application fee of £234.00 has been paid online via Planning Portal.

Background

In March 2021, MFT secured full planning permission (LPA ref. 128905/FO/2020) for the proposed development of a multi-storey car park ('MSCP') and cycle hub with associated enabling works at the North Manchester General Hospital (NMGH), Manchester. A full description of development is provided below:

"Erection of a multi-storey car park and cycle hub (1,025 car parking spaces) in association with North Manchester General Hospital and associated enabling works comprising the demolition of five existing buildings; the provision of two areas of temporary car parking; service diversion works; landscaping and other associated works."

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Morgan Sindall are the appointed contractors for the development. The planning permission includes a series of planning conditions which require the Applicant to submit additional information for approval by Manchester City Council (MCC).

A number of Discharge of Condition applications¹ and Non-Material Amendments² have already been submitted and approved by MCC.

Reasoning for Section 73 Application

The Approved Scheme

The approved scheme for the MSCP and cycle hub accommodates Electric Vehicle ('EV') charging facilities within the MSCP building. As approved, the MSCP provides for 36 no. EV charging points to be located throughout the MSCP available on first operation, with the infrastructure for an additional 64 no. EV charging points to be provided by 2025.

Background to required amendments

Following the grant of planning permission and subsequent detailed design, MFT have taken some time to consider the strategic and operational preference for the management of EVC parking across the wider Hospital site. MFT have reflected on the locations of the EVC provision across the wider estate and would like to start co-locating charging points within one 'Green Parking Zone'. MFT key stakeholders propose that this Zone would be best situated on the existing surface car park (CP26) adjacent to the new multi-story carpark. This new revised location would allow for the initial Day 1 36 EVC's plus the future 64 EVCs to all be located together in an easily accessible and visible ground floor space. By making this area a dedicated EVC zone it will also assist with Wayfinding to reduce the number of cars circling the MSCP looking for an available EVC space (currently 6 per floor).

Proposed Amendments

The proposed amendments are to relocate the 36 Day 1 and 64 future EVC provision from within the MSCP to surface level Car Park 26 which is located adjacent to the MSCP. It should also be noted that although the proposal is to remove the EVC provision from the MSCP the design of the MSCP still allows for the EVC's to be installed in the building in the future if required.

Accompanying this planning application is an 'Electric Vehicle Charging Point Strategy' which confirms the proposed strategy for the relocation of the EV charging points associated with the MSCP and cycle hub. In short, this confirms:

- The EV charging points are proposed to be relocated to the east of the MSCP and cycle hub in an existing car park known as 'Car Park 26'.
- Car Park 26 is an existing operational car park within the NMGH estate, located in close proximity to the MSCP and cycle hub. As the MSCP and cycle hub will consolidate the existing surface car parking areas across NMGH into a single building providing 980 car parking spaces, it is proposed to retain this area as a car park dedicated to the provision of EV charging points creating a 'Green Parking Zone'.
- The EV charging points are being brought forward in two phases, each phase will be located as follows:

¹ LPA ref. CDN/21/0333, LPA ref. CDN/21/0359, LPA ref. CDN/21/0438, LPA ref. CDN21/0438, LPA ref. CDN/21/0496, LPA ref. CDN/21/0511, LPA ref. CDN/22/0037, LPA ref. CDN/22/0896

² LPA ref. 132758/NMC/2022, LPA ref. 133957/NMC/2022

- **Phase 1** - the installation of the first phase of EV charging points, comprising 36 no. fast charging (7kw) EV charging points, will be located within the northern area of Car Park 26 as shown on drawing no. 20200-AFL- NM110-XX-DR-A-2019 in **Appendix 2 of the EV Charging Point Strategy**.
- **Phase 2** - The installation of the second phase of EV charging points, comprising 64 no. fast charging (7kw) EV charging points will be located within the remaining area of Car Park 26, as shown on drawing no. 20200-AFL-NM110-XX-DR-A-2020 Rev C2 in **Appendix 3 of the EV Charging Point Strategy**.
- The first phase of EV charging points will be installed and operational by December 2023; the second phase of EV charging points will be installed and operational by 2025.
- The number of fast charging EV charging points will be reviewed annually as part of the requirements of the Travel Plan. Any additional charging points identified as a result of these reviews will be implemented within two months of the approval of the annual agreement.

This EV charging point strategy has been prepared in accordance with the sustainable travel initiative at the heart of the NMGH redevelopment proposals to encourage staff and visitors of the hospital to use more sustainable modes of transport. The creation of a 'Green Parking Zone' located adjacent to the MSCP and cycle hub will provide easy and convenient access to fast EV charging facilities for both staff and visitors, whilst ensuring the highest standard of fire safety for users and the wider hospital infrastructure.

In order to secure the proposed amendments, it is necessary to amend the wording of Condition 5 and Condition 22a on planning permission 128905/FO/2020, as outlined in **Appendix 1**.

Evaluation of the Proposed Changes

Planning Policy Context

Paragraph 149 of the NPPF supports the transition to a low carbon future in a changing climate. In particular, the planning system should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions.

Our People, Our Place - The Greater Manchester Strategy emphasises the need to strengthen the natural environment across Greater Manchester and to tackle climate change (paragraph 9.2). This has informed a 5-Year Environment Plan for Greater Manchester which sets a clear vision for Greater Manchester to be *"a clean, carbon neutral, climate resilient city-region, with a thriving natural environmental and circular, zero-waste economy..."* (page 16).

There is a clear ambition for Greater Manchester to be carbon neutral by 2038 and to meet carbon budgets that comply with international commitments. Alongside, this there is a drive to improve air quality, meeting guidelines on air quality by 2030 and supporting the UK Government in meeting and maintaining all thresholds for air pollutants.

Our Manchester – The Manchester Strategy sets out Manchester's ambition to create a low carbon city and it encourages the growth of a low carbon culture (pages 47-53). It has also declared a climate emergency (July 2019) and set itself the aim of making Manchester a zero carbon by 2038 or before. This strategy builds on the climate change policies in the Manchester Core Strategy (policies EN4, EN6 and EN8).

A key ambition of the city-region, as outlined in the Greater Manchester 2040 Transport Strategy, is also to reduce congestion and the environmental impact of road travel. Supporting carbon targets and to improvements to air

quality. As part of this, there is support for putting in the infrastructure that will enable more people to access sustainable transport opportunities.

The Delivering a Net Zero NHS report outlines a number of interventions relating to travel and transport to achieve their net zero commitments. This includes measures such as incentivising staff to use electric vehicles, with increased access to these and ensure all NHS Trusts have a Green Travel Plan to encourage a shift away from cars towards cycling, walking and public transport. In addition, the adopted North Manchester General Hospital Site Redevelopment Programme Strategic Regeneration Framework (SRF) confirms the commitment from MFT and NHS to contributing to Manchester achieving its net zero ambitions.

Appraisal

The proposed amendments do not seek to amend the number of EV charging points to be provided associated with the MSCP and cycle hub. Rather the relocation of these facilities reflects the highest level of strategic and operational preference by the Trust.

The proposed amendments have been considered by all relevant members of the project team and it has been confirmed that the proposed changes do not affect the conclusions of the technical assessments submitted with the original application, nor do they give rise to issues not previously considered.

As such, the proposed amendments ensure the development, as a whole, maintains accordance with the national and local policies and strategies identified above, and the adopted SRF for the redevelopment of NMGH, as previously considered in the Planning Statement that accompanied the original application.

Conclusions

Overall, the proposed amendments will continue to deliver the high-quality development within NMGH as part of the site-wide redevelopment proposals. In accordance with paragraph 11(c) of the Framework, the City Council should approve the application without delay.

I trust that you have sufficient information to register this application and look forward to receiving confirmation of receipt as soon as possible. However, if you have any queries or require any additional information, please do not hesitate to get in touch.

Yours sincerely



Will Hannah
Planner

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Appendix 1: Proposed Condition Wording Amendments

Amendments to conditions identified in **bold** and underlined.

CONDITION 5 'APPROVED PLANS'

The development hereby approved shall be carried out in accordance with the following drawings and documents: DR-A-00800 REV P01, ~~DR-A-00821 REV P04~~, DR-A-00822 REV P01, DR-A-01800 REV P02, DR-A-01801 REV P01, ~~DR-A-20101 REV P01~~, ~~DR-A-20111 REV P01~~, ~~DR-A-20121 REV P01~~, ~~DR-A-20191 REV P01~~, ~~DR-A-20300 REV P06~~ and SH-A-20601 REV P06 stamped as received by the City Council, as Local Planning Authority, on the 16 December 2020

DR A 21200 REV P02, ~~DR-A-20210 Rev P02~~, ~~DR-A-20211 Rev P02~~, DR A 00600 P02, DR A 00601 P02, DR A 00602 P01, DR A 00603 P01, DR A 00604 P01 stamped as received by the City Council, as Local Planning Authority, on the 10 March 2021

Design and Access Statement, prepared by AFL, Planning Statement, prepared by Turley, Statement of Community Engagement, prepared by Turley, Transport Assessment, prepared by Curtins, Interim Travel Plan, prepared by Curtins, Air Quality Assessment, prepared by RSK, Noise Assessment and Noise Survey, prepared by RSK, Environmental Standards Statement, prepared by Turley, Heritage Statement, prepared by Turley, Desk-based Archaeological Assessment, prepared by Headland Archaeology, Flood Risk and Drainage Strategy, prepared by Curtins, Tree Survey and Impact Assessment (incl. Tree Constraints Plan), prepared by Rowbottoms, Landscape Scheme, prepared by Gillespies:

- Proposed Landscape Plan North, drawing no P12120-00-001-GIL-0101-00
- Proposed Landscape Plan South, drawing no P12120-00-001-GIL-0102-00 - Illustrative Masterplan, drawing no P12120-00-001-GIL-0104-00
- Tree Retention and Removal Plan North, drawing no P12120-00-001-GIL-0400 00
- Tree Retention and Removal Plan South, drawing no P12120-00-001-GIL-0401-00
- Visual Specification, drawing no P11163-00-001-GIL-500-00

Preliminary Phase 1 Risk Assessment (MSCP), prepared by Curtins, Preliminary Phase 1 Risk Assessment (Enabling Works), prepared by Curtins, Demolition Environmental Management Plan, prepared by Hive/Turley, Social Value Strategy, prepared by HIVE stamped as received by the City Council, as Local Planning Authority, on the 16 December 2020

Crime Impact Statement, prepared by GMP stamped as received by the City Council, as Local Planning Authority, on the 17 February 2021

Ecological Constraints Report and Bat Survey, prepared by RSK stamped as received by the City Council, as Local Planning Authority, on the 17 March 2021

Drawings 20200-AFL-NM110-00-DR-A-2011 Rev. P02, 20200-AFL-NM110-01-DR-A-2012 Rev. P02, 20200-AFL-NM110-02-DR-A-2013 Rev. P02, 20200-AFL-NM110-RF-DR-A-2019 Rev. P02, 20200-AFL-NM110-ZZ-DR-A-2022 Rev. P02, 20200-AFL-NM110-ZZ-DR-A-2023 Rev. P02 and 20200-AFL-NM110-ZZ-DR-A-2033 Rev. P02 stamped as received by the City Council, as Local Planning Authority, on the 31 May 2022.

NMGH MSCP EV Charging Strategy, prepared by Turley

Car Park 26 New EV Layout, drawing no. 20200-IES-NM110-XX-DR-E-6004 P03, prepared by Morgan Sindall

Car Park 26 – Phase 1, drawing no. 20200-AFL-NM110-XX-DR-A-2019 C2, prepared by Morgan Sindall

Car Park 26 – Phase 2, drawing no. 20200-AFL-NM110-XX-DR-A-2020 C2, prepared by Morgan Sindall

CONDITION 22A ('ELECTRIC VEHICLE CHARGING POINTS')

Prior to the first use of the MSCP and cycle hub hereby approved, **The submitted Electric Vehicle Charging Point Strategy (July 2023) which contains** details, specification and location of the 36 fast charging (7kw) electric car charging (and infrastructure for an additional 64 charging points by 2025) shall be ~~submitted for approval.~~ **implemented, with the electric vehicle charging points to be maintained and retained in situ for the lifetime of the MSCP and cycle hub, unless otherwise agreed in writing with the Local Planning Authority.**