

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135217/FO/2022

Date registered valid: 29 November 2022

Proposal: Installation of an external generator within a secured compound.

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

Ward(s): Crumpsall Ward

Applicant: Eddie Fitzpatrick, Manchester NHS Foundation Trust

Agent (if any): Mr Matthew Quinton, 10architect Healthcare

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

Recommendation: Approve

Date of recommendation: 16 January 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 January 2023

Standard consultations:

Printed: 7 December 2022 Expired: 28 December 2022

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

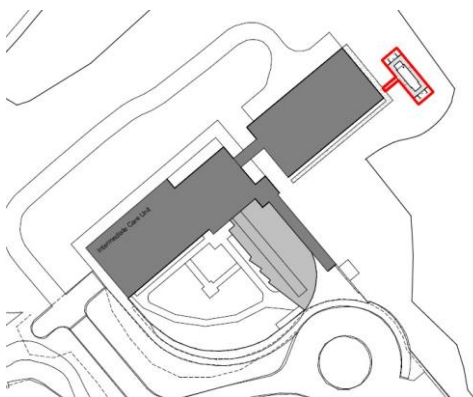
Departure from Development Plan: No

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 application 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 generator subject to the application is located 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 proposed generator is situated to the side of the building which sits lowest in the site and is bounded by scrub land and a tree lined perimeter which separates the site from Delaunays Road and a surface car park.

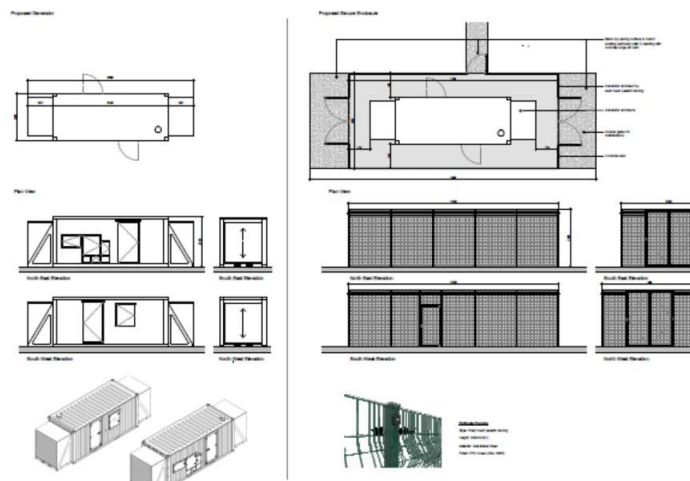
Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

Planning permission is sought for a generator sited upon a concrete slab and enclosed with 3 metre high, green Paladin fencing, with personnel gate and double access gates to each end. A bitmac pedestrian footpath with pin kerb to tie into the existing perimeter footpath is also proposed.



Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – A condition relating to the testing generator and equipment is advised.

Relevant Planning History

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.*

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 and EC1 of the Manchester Core Strategy;
- National Planning Policy Framework

Issues

Principle

Having regard to the existing planning policy framework, City Council policy and national planning guidance, the principle of the development is considered acceptable.

The proposed development is necessary to allow for the continued operation of the hospital and will lead help sustain important ancillary functions

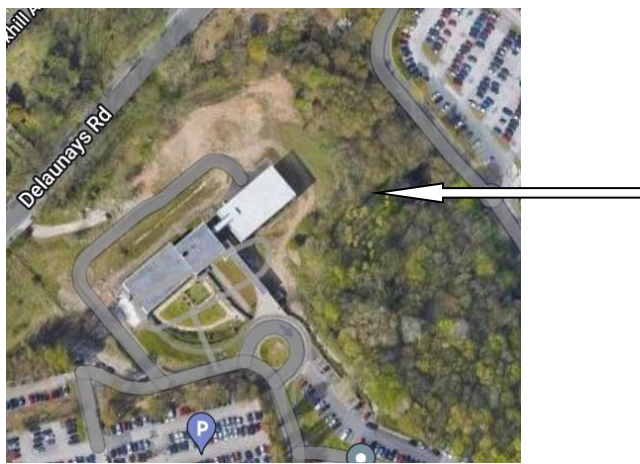
Due to its position in the site the proposed development would not have a materially harmful visual impact and would assimilate in the fabric of the wider hospital complex.

The development will lead to improvements to an existing employment site and health care setting of regional importance and would therefore accord with the aforementioned policy and guidance.

Specific planning issues are outlined further below.

Visual Amenity

The proposed generator is subservient to the main ICU building and is situated adjacent to the north eastern site of the building.



Arrow indicating proposed position

Given its position at the periphery of the hospital and as it lies at a lower level than the main hospital buildings and in an area not accessible to the public, views of the generator are limited. The proposed site is also bounded by scrubland and existing tree planting adjacent to Delaunays Road which further mitigates any visual impact.

As such, given the site context with a hospital complex and the screening afforded, it is not considered that the proposed development would give rise to any significant or undue visual intrusion. On this basis, the impact to visual amenity is satisfactory.

Amenity and Noise

In terms of any increased noise and disturbance, it is not anticipated that the proposed equipment would give rise to unacceptable noise levels as a consequence of its function.

The application has been accompanied by Noise Impact Assessment which predicts noise levels emitted by the proposed generator in relation to identified sensitive receptors.

The noise modelling demonstrates that no additional mitigation is required for the installation and that the proposed planning noise emission limits are achievable.

Environmental Health have assessed the NIA and concur with the findings. A condition is however included in relation to equipment testing to safeguard amenity. On this basis, it is not believed the proposed equipment would result in any adverse noise impact to existing background levels.

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

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Drawings referenced NMGP-10A-V0 ZZ-DR-A-1021-L1, NMGP-10A- V0-ZZ-DR-A-1012- L1 and NMGP-10A-V0-ZZ DR-A-1002-L1, received by the City Council as Local Planning Authority on 17 October 2022.

Noise Assessment produced by SRL dated 29 November 2022 and received by the City Council as Local Planning Authority on 2 December 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans and documents, pursuant to policies SP1 and DM1 of the Core Strategy.

3) The boundary treatment shown on drawing referenced NMGP-10A-V0 ZZ-DR-A-1021-L1, received by the City Council as Local Planning Authority on 17 October 2022 shall be completed prior to the generator becoming operational and shall thereafter be retained.

Reason - In the interests of visual amenity and security, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) The emergency generator hereby approved shall only be used for essential testing, except when required by an emergency loss of power. Testing of the emergency generator shall only be carried out only for up to one hour in a calendar month, and only between the hours 09.00 and 17.00 Monday to Friday (not including bank holidays).

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

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