

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135359/FO/2022
Date registered valid: 7 December 2022
Proposal: Installation of extension to accommodate back-up generator
Address: North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Ward(s): Crumpsall Ward

Applicant: Mr Eddie Fitzpatrick, Manchester University NHS FT
Agent (if any): Mr Abdi Farah Day Architectural
Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 1 February 2023

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 15 January 2023

Standard consultations:

Printed: 13 December 2022

Expired: 3 January 2023

Neighbour notifications

Printed: 13 December 2022

Expired: 3 January 2023

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 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 situated off the main entrance to the hospital, accessed from an internal hospital road off Delaunays Road, adjacent to a part single, part three storey hospital building. The area is presently enclosed by timber fencing and is occupied by a portable building.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

Planning permission is sought for the erection of a rectangular shaped structure with a variation in height which would immediately adjoin the main façade of the hospital frontage. The proposed extension would be constructed from masonry and would accommodate a generator, connecting to the existing generator building and would allow for the expansion of current infrastructure at the hospital.

The proposed back-up generator would act as a main essential back up source, with the existing generator as a secondary source as part of the overall masterplan works.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Flood Risk Management – A condition is advised with respect to surface water drainage.

Highway Services - Whilst the new structure is positioned close to an existing junction at Crumpsall Way, forward and junction visibility is not impeded.

With regard to pedestrian access, it is recommended that doors do not open outwards onto adjacent walkways unless they are designated as fire doors.

An inward opening delivery access gate is to be provided on the south-west side of the campus service road.

A condition requiring the submission and agreement of a Construction Management Plan is requested.

Environmental Health – A noise condition is recommended.

Relevant Planning History

052793/FO/NORTH1/97

Erection of single storey Intensive Care Ward extension after demolition of existing. *Approved 22 September 1997.*

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 hospital building to which it relates and of a comparable scale to the extension to which the proposed extension would abut.

Given the site context with an area dominated by existing hospital buildings and the backdrop formed by existing structures, coupled with the proposed use of similar materials, it is not considered that the proposed development would give rise to any significant or undue visual intrusion and would be readily absorbed into the surrounding fabric.

On this basis, the impact to visual amenity is considered 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 proposed generator is set back from Delaunays Road and is separated from the nearest residential properties by the road itself.

The application has been accompanied by Noise Impact Assessment (NIA) which predicts noise levels emitted by the proposed generator in relation to identified sensitive receptors. Given anticipated noise levels and the mitigation proposed within the assessment, together with existing background noise levels formed by a busy hospital environment, it is not believed that the proposed development would give rise to any harmful noise impact.

Environmental Health have assessed the assessment and consider that with the level of mitigation proposed, noise would not represent a detrimental factor to amenity.

As a safeguard, a condition is included which requires the measures detailed within the NIA to be implemented and the requirement for verification report to be submitted and agreed, in order to ensure the relevant noise criteria is adhered to.

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 07-0002 REV B, 07-0111 REV A, 07-0110 REV A, 07-0109 REV A, 07-0105 REV A, 07-0103 REV B, 07-0102 REV B and DR-S-0420 REV P1 received by the City Council as Local Planning Authority on 7 November 2022 and 2 November 2022 respectively.

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.

3) No above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed materials.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning authority, in the interests of the visual amenity, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt should include;

- Measures to control noise and vibrations;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved construction/demolition management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

5) Notwithstanding details submitted, no development shall commence until a surface water drainage layout for the site, based on sustainable drainage principles has been submitted to and approved in writing by City Council as Local Planning Authority. The development shall be constructed and completed in accordance with the approved details and details provided of how the scheme shall be maintained and managed after completion.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Manchester Core Strategy.

6) The building hereby approved shall be acoustically insulated and treated to limit the break out of noise in accordance with the measures detailed within the submitted Planning Compliance Report (Ref: 23411.PCR.01) produced by KP Acoustics Ltd, received by the City Council as Local Planning Authority on 7 December 2022. The agreed measures shall be implemented in full before the use commences.

Prior to the equipment hereby approved becoming operational, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved Planning Compliance Report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenity of nearby residential properties, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and Policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit

Pharmacy Adjacent Main Entrance, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

125 Delaunays Road, Manchester, M8 4RE
127 Delaunays Road, Manchester, M8 4RE
91B Delaunays Road, Manchester, M8 4RE
91A Delaunays Road, Manchester, M8 4RE
Flat 2, 91 Delaunays Road, Manchester, M8 4RE
Flat 1, 91 Delaunays Road, Manchester, M8 4RE
131 Delaunays Road, Manchester, M8 4RE
97 Delaunays Road, Manchester, M8 4RE
133 Delaunays Road, Manchester, M8 4RE
129 Delaunays Road, Manchester, M8 4RE
123 Delaunays Road, Manchester, M8 4RE
121 Delaunays Road, Manchester, M8 4RE
119 Delaunays Road, Manchester, M8 4RE
117 Delaunays Road, Manchester, M8 4RE
115 Delaunays Road, Manchester, M8 4RE
113 Delaunays Road, Manchester, M8 4RE
111 Delaunays Road, Manchester, M8 4RE
109 Delaunays Road, Manchester, M8 4RE
107 Delaunays Road, Manchester, M8 4RE
101 Delaunays Road, Manchester, M8 4RE
87 Delaunays Road, Manchester, M8 4RE
85 Delaunays Road, Manchester, M8 4RE
99 Delaunays Road, Manchester, M8 4RE
95 Delaunays Road, Manchester, M8 4RE
93 Delaunays Road, Manchester, M8 4RE
89 Delaunays Road, Manchester, M8 4RE

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