

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135748/NMC/2022

Date registered valid: 14 December 2022

Proposal: Non-material amendment to planning permission referenced 132567/JO/2021 involving alterations to materials and elevational alterations, increasing height of parapet by 150 mm, together with reduction in height of substation

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

Ward(s): Crumpsall Ward

Applicant: Mr Marc Reed, Greater Manchester Mental Health NHS Foundation Trust

Agent (if any): Miss Anna Blackwell, GL Hearn

Case officer: Steven McCoombe
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Recommendation: Approve

Date of recommendation: 13 January 2022

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 proposed application site relates to part of North Manchester General Hospital, Delaunays Road, situated within the Crumpsall area of Manchester. In this case, the application site relates to part of the hospital building known as New Park House, located off Central Drive, to the south west of the main hospital campus.

The site comprises the Trust's Headquarters, a boiler house, domestic services, a number of other support services, including vacant buildings and associated car park. The wider North Manchester General Hospital site comprises a full accident and emergency department, which includes a separate paediatric A&E unit. It also offers a full range of general and acute surgical services and incorporates a number of buildings ranging from 1 to 5 storeys in height.

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 by the existing Park House site. 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 hospital campus currently contains a number of public car parks and staff car parks located within close proximity to existing buildings. There is limited on-street car parking available.

Vehicular and pedestrian access can be gained south of the site via Crescent Drive or to the north of the site via Central Drive. Parking is distributed across the wider NMGH site and is located within close proximity to existing buildings.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

Non-material amendment to planning permission referenced 132567/JO/2021, involving alterations to the materials, elevational alterations an increase to height of parapet by 150 mm and a reduction in height of a substation.

The host planning permission stems back to the erection of part single, part two storey building to form 150-bed adult mental health inpatient unit (AMHU) with associated access, parking, soft and hard landscaping, following demolition of existing buildings, granted planning permission on 28 January 2021.

The amendments comprise the following elements

Entrance Cladding

Alteration to the arrangement of the front entrance cladding. This amendment does not change the amount of cladding proposed, rather it amends the arrangement of cladding due to detailed design development.

Windows

Amendment to the windows located at the end of wards 1 and 6 (the two storey elements). The currently approved windows were slight projecting windows. The windows are now proposed to lie flat against the external elevation.

Glazed Brickwork

Rearrangement and reduction to the amount of glazed brickwork on the external elevations of the building. The currently approved arrangement of glazed brickwork is considered by the applicant to be excessive and the uniformity of it was dominating the frontage, The amendment seeks to reduce the amount of glazed brick.

Substation

A reduction to the height of the substation by 650mm. This is due to the existing ground level being lower than expected following demolition and therefore the currently approved submission was unnecessarily high.

Roof Height

An increase to the height of the parapet on the higher side of the pitched roofs to aid buildability. It would result in an increase in height of approximately 150mm.

Consultations & Notification Responses

None Required.

Planning History

134686/NMC/202 - Non-material amendment to planning permission referenced 132567/JO/2021 to allow changes to the gabion wall height, alterations to main entrance cladding, reconfiguration of service yard and alterations to parapet heights, involving the

rewording of conditions 3 (specified plans) and condition 9 (landscaping). *Approved 30 August 2022.*

132931/NMC/2022 – Non-material amendment to planning permission referenced 128563/FO/2020 to amend the Public Right of Way (PRoW) route through the south of the site involving alterations to the wording of condition 3 (specified plans) and condition 9 (landscaping). *Approved 15 March 2022*

132567/JO/2021 - Variation of conditions 3 (specified plans), 9 (landscaping), 12 (drainage) and 14 (ground conditions) attached to planning permission referenced 128563/FO/2020 to allow changes to the building footprint and design, minor landscaping changes, rerouting of drainage and alterations to the timescale for the submission of information relating to ground conditions. *Approved 24 March 2022.*

131280/FO/2021- Enabling works associated with the New Park House development (LPA ref. 128563/FO/2020) comprising of the construction of the northern section of the western access road off Central Drive; realignment of Eyam Road and Ellis Drive; and the construction of a temporary sub-station. *Approved 30/09/2021.*

128563/FO/2020- Erection of part single, part two storey building to form 150-bed adult mental health inpatient unit (AMHU) with associated access, parking, soft and hard landscaping, following demolition of existing buildings. *Approved 28/01/2021*

124334/JO/2019- Variation of condition 2 (Specified Plans) attached to planning permission 121569/FO/2018 to allow elevational alterations to the previously approved design of the Energy Centre. *Approved 10/10/2019*

121569/FO-2018- Erection of two-storey Energy Centre to contain CHP and Boilers involving demolition of existing raised surface together with reconfiguration of car parking, open space and access from Central Drive. *Approved 23/01/2019*

117887/FO/2017- Erection of single storey extension to form additional hospital accommodation. *Approved 11/12/2017.*

Issues

Background

Full planning permission 128563/FO/2020 was approved on 28 January 2021. This granted consent for the:

‘Erection of part single, part two storey building to form 150-bed adult mental health inpatient unit (AMHU) with associated access, parking, soft and hard landscaping, following demolition of existing buildings’

Following this, a s73 Minor Material Amendment application (ref: 132567/JO/2021) was approved for the rewording of drafting of Condition 3 (Specified Plans), 9 (Landscaping), and 12 (Drainage) of 128563/FO/2020 to allow changes to the building footprint and design, minor landscaping changes, rerouting of drainage and alterations to the timescale for the submission of information relating to ground conditions as well as a non-material amendment granted for amendments to the public right of way (Ref: 132931/NMC/2022). A further non-material amendment (134686/NMC/2020) was granted on 30 August 2022.

Issues

Materiality

When balanced against overall design, scale and layout of the proposed hospital unit and the context of the wider hospital site, the proposed alterations are considered insignificant and will result in no material harm of the overall appearance or function of the proposed development, the original design intent or visual amenity. On this basis, the proposed amendments are considered to be of a non-material nature.

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 the front entrance cladding, the windows located at the end of wards 1 and 6 (the two storey elements), rearrangement and reduction of the amount of glazed brickwork on the external elevations of the building, reduction in the height of the substation by 650mm and an increase in height of the parapet on the higher side of the pitched roofs by approximately 150mm.

Following an assessment of the details submitted, I can confirm that the proposed amendments are 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 visual amenity or the design intent of the host planning permission.

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

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

Drawings referenced NMGNPH-GDA-XX-XX-DR-A-9001/P03, NMGNPH-GDA-V0-ZZ-DR-A-9006/P02 and NMGNPH-ITR-XX-XX-DR-L-0024/P09 received by the City Council as Local Planning Authority on 21 December 2021 and 27 January 2022 respectively and drawings referenced NMGNPH-GDA-ZZ-ZZ-DR-A-9003/P05, NMGNPH-GDA-ZZ-ZZ-DR-A-9004/P04, NMGNPH-GDA-ZZ-00-DR-A-9001/P04, NMGNPH-GDA-ZZ-01-DR-A-9001/P04, NMGNPH-GDA-ZZ-ZZ-DR-A-9005/P05, NMGNPH-GDA-ZZ-ZZ-DR-A-9007/P04, NMGNPH-ITR-00-XX-DR-L-0010/P15, NMGNPH-ITR-00-XX-DR-L-0012/P12, NMGNPH-ITR-00-XX-DR-L-0013/P12, NMGNPH-ITR-00-XX-DR-L-0014_P06, NMGNPH-ITR-00-XX-DR-L-0015_P06 and NMGNPH-ITR-XX-XX-DR-L-0107_P12 received by the City Council as Local Planning Authority on 12 August 2022 and NMGNPH-GDAZZ-ZZ-DR-A-9001/P11, NMGNPH-GDA-ZZ-ZZ-DR-A-9002/P10 and NMGNPH-GDA-ZZ-ZZ-DR-A-9006/P07 received by the City Council as Local Planning Authority on 14 December 2022.

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