

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0908

Date registered valid: 14 December 2022

Proposal: Discharge of condition 2 (materials) attached to planning permission referenced 132567/JO/2021

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

Ward(s): Crumpsall Ward

Applicant: Marc Reed Greater Manchester Mental Health NHS Foundation Trust
Harrop House, Bury New Road, Manchester, M25 3BL

Agent (if any): Miss Anna Blackwell GL Hearn 7th Floor Lee House, 90 Great
Bridgewater Street, Manchester, M1 5JW

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

Recommendation: Approve

Date of recommendation: 6 January 2023

Application details

Type of application: Approval of condition 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Issues

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

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

1) The submitted external materials shown with the following documents and highlighted on the following drawings, received by the City Council as Local Planning Authority on 14 December 2022 are acceptable:

- 20221207_Materials images;
- Appendix 3.1_Mortar;
- Appendix 3.5_Levolux louvre types;
- Appendix 6.1_UK_MKT_DOC_PDS_BRICK_Rothesay Blend;
- Appendix 8.1_Euroclad_NBS_H31_Elite_PLUS_Quattro_3_15A2_GillingDod_Park House (004;
- Kingspan-quadcore-topdek-roof-panel-data-sheet-en-gb-ie;
- Trent_Fixed;
- UK_MKT_DOC_PDS_BRICK_Glazed Brick;
- Wansbeck_Secure;
- Wear_Secure.

Drawings referenced NMGNPH-GDA-ZZ-ZZ-DR-A-9001, NMGNPH-GDA-ZZ-ZZ-DR-A-9002, NMGNPH-GDA-ZZ-ZZ-DR-A-9006, NMGNPH-GDA-ZZ-ZZ-DR-A-9008, NMGNPH-GDA-ZZ-ZZ-DR-A-9009, NMGNPH-GDA-ZZ-ZZ-DR-A-9010 and NMGNPH-GDA-ZZ-ZZ-DR-A-9011.

Subject to implementation of the agreed details, condition 2 can be discharged.

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