

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135293/FO/2022

Date registered valid: 11 November 2022

Proposal: Creation of temporary surface car park and associated works

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

Ward(s): Crumpsall Ward

Applicant: Daniel Parry, Manchester University NHS Foundation Trust North Manchester General Hospital, North Manchester House, Eyam Road, Manchester, M8 5EP

Agent (if any): Mr David Baldwin Sheppard Robson 27th Floor City Tower, Piccadilly Plaza, Manchester, M1 4BT

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

Recommendation: Approved

Date of recommendation: 12 January 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 8 December 2022

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

Printed: 18 November 2022 Expired: 9 December 2022

Site notice

Posted: 8 December 2022 Expired: 29 December 2022

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building and surroundings

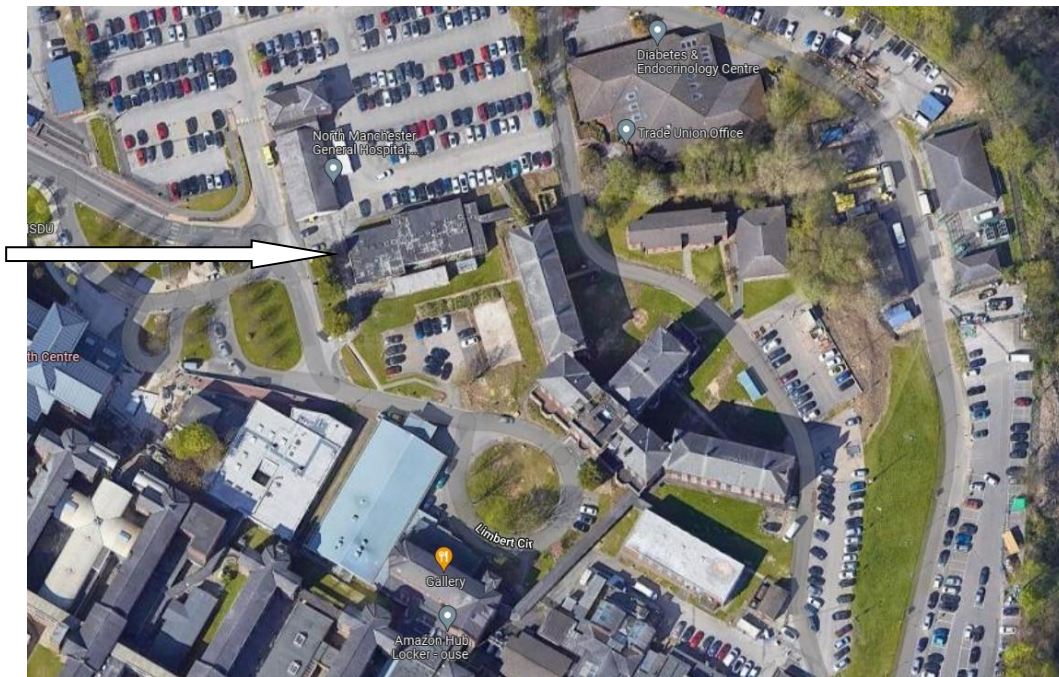
The application site relates to part of North Manchester General Hospital, Delaunays Road, situated within the Crumpsall area of Manchester.

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 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.

In terms of the proposal in this case, the site relates to Limber House (to be demolished) and minor buildings to the north to the approved multi storey car park site, as well as vacant land.



The site is surrounded by operational hospital buildings and surface car parking.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

Planning permission is sought for temporary car parks as part of overall enabling works and the decanting of hospital building to free up land for new development of the healthcare estate. This is proposed to be accomplished via the decanting existing uses from ancillary buildings, demolition of buildings and consolidating surface car parking into a new 1025 space multi storey car park, and the provision of some reconfiguration to and temporary surface car parking to enable uninterrupted use of the site.

The proposal involves two plots to be phased.

Phase 1 involves a plot to the north following the demolition of Lambert house and minor buildings to allow a 56 space car park and it is essentially an extension of an existing surface car park. Phase 2 just to the south of phase 1 and which immediately adjoins the site earmarked for the multi storey car park would create 111 parking spaces.

Each car park is to comprise a reinforced gravel surface, enclosed by knee rail and illuminated by external lighting.

The car parks are sought for a temporary 2 year basis until a multi storey car park approved as part of planning permission referenced 128905/FO/2020 is operational.

Environmental Health – No objection. No comments.

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Saved policy DC26 of the Unitary Development Plan for the City of Manchester;
- Policies DM1, SP1, EN4, EN14, EN15, EN16, EN17, T2 and EC1 of the Manchester Core Strategy;
- National Planning Policy Framework (NPPF).

Issues

Principle

The principle of temporary parking to facilitate a long-term parking solution as part of a strategic master plan is considered acceptable, in order to provide continued provision of parking to cater for existing hospital visitors/staff and to allow the hospital to develop in an incremental manner given the constraints of the site. On this basis, the development is compliant with the aforementioned policy and guidance. Specific planning issues are outlined further below.

Impact on Parking and the Highway

Highways have no objection to the provision of a temporary surface car parking, pending the construction of a multi-storey car park facility (MSCP) as part of the overall masterplan.

Vehicle access to the extended car park area is provided to/from the existing surface car park facility to the north which is considered acceptable.

EV

The Trust are keen to avoid the expense of installing EV points to this specific location due to the temporary nature of the application. However, they are committed to expanding EV provision across the site. The adjacent Multi Storey Car Park currently under construction will have EV points installed at completion and with the capacity to expand provision in the future. There are also other surface car parks nearby where EV points are under consideration to expand the sitewide provision which are not affected by the future regeneration plans for the site.

Given the above, the lack of EV installation is considered acceptable given the temporary nature of the proposal.

Accessibility

The proposed car park does not include accessible bays. There are accessible parking spaces elsewhere on-site which are currently under-utilised and which are closer to the hospital and with tarmac surfaces. These are considered better for those with mobility issues.

It is also anticipated that the proposed car park will be for staff parking and as such, mobility issues are already known to the trust and those requiring an accessible space are directed to the best suited locations

The applicant has stated that the purpose of the car park is to alleviate temporary parking pressures on-site for standard parking spaces so maximum layout efficiencies are sought to

provide the highest number of spaces possible. Accessible spaces across the site are not experiencing the same pressures. Highway Services are satisfied with this arrangement and therefore the impact to accessibility is considered acceptable on this occasion.

Residential Amenity

Given the nature and context of the proposed development and the existing context of the hospital, the impact to the living conditions of the nearest residential occupiers is unlikely to be materially significant in terms of activity levels or as a result of any lighting glare, noise and disturbance. The impact is therefore considered satisfactory.

Lighting

The proposed car parks incorporate new floodlighting around the car park perimeter and within the car park areas themselves and comprises LED floodlights mounted on 6 metre high columns. The lighting mirrors that of recently installed lighting to the neighbouring car park area.

The submitted lighting assessment demonstrate that all light spillage will be contained within the car park areas with no undue impact as a result of light spillage. On this basis and give the immediate context, the impact of the lighting is considered satisfactory.

Drainage and Flood Risk

The proposed car park surface comprises a reinforced gravel finish

The application site is located in flood zone 1 '*low probability of flooding*'.

Whilst the applicant has submitted indicative surface water drainage details, the Flood Risk Management team and United Utilities have advised that further information is required to prevent surface flooding and in order to mitigate the installation of the hard surfacing.

An appropriate has been included.

Ground Conditions

The application has been accompanied by a Technical Note produced by Curtins which states that in March 2021 intrusive investigations were undertaken within the estate.

This investigation assessed ground conditions and to aid contamination assessment in the area of the proposed temporary Car Parks, to be used during the wider redevelopment of NMGH.

The sampling undertaken indicates that the risk to site end users and construction workers from shallow site soils is considered to be Low

Due to the site's proposed end use as a surface car park, with no structures or buildings proposed, the risk to site end users from ground gases was also considered to be Low. If the proposed development were to change and include buildings, a detailed ground gas risk assessment would be required. It is therefore considered that a Remediation Statement will not be required for this site.

Environmental health raise no objection to this approach.

Trees and Landscaping

1 tree adjacent to the site boundary is proposed to be removed. This has already been agreed for removal as part of the wider Redevelopment works and will be replaced on-site within the proposed masterplan. On this basis, the impact upon trees and landscaping is considered satisfactory.

Bio-diversity

The site does not hold any ecological or biodiversity value given that there is very little vegetation present on the site. The impact to bio-diversity is therefore considered acceptable given the temporary nature of the proposal.

Boundary Treatment

The submitted drawings indicate that the car park areas are to be enclosed by a low level, timber knee rail.

Given the surrounding context of the hospital estate and the temporary nature of the works, such boundary treatment is considered to represent an acceptable form of enclosure.

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 hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as Local Planning Authority on 26 October 2022.

- Site Location Plan (20200-SRA-INZ-XX-DR-A-8025_Site Location Plan);
- Proposed Site Plan Phase 1 (20200-SRA-INZ-XX-DR-A-8027_Site Area Plan Proposed Phase1);
- Proposed Site Plan Phase 2 (20200-SRA-INZ-XX-DR-A-8028_Site Area Plan Proposed Phase2);
- Design and Access Document (20200-SRA-INZ-XX-RP-A-8029);
- Ground Construction drawing - Phase 1 (20200-CUR-INZ-ZZ-DR-C-04051-P04_TCP05GA);
- Outline Drainage drawing - Phase 1 (20200-CUR-INZ-ZZ-DR-C-04052-P04_TCP05Drainage);
- Ground Construction drawing - Phase 2 (20200-CUR-INZ-ZZ-DR-C-04055-P03_TCP05GA);
- Outline Drainage drawing - Phase 1 (20200-CUR-INZ-ZZ-DR-C-04056-P03_TCP05Drainage);
- Lighting and power plan - Phase 1 (20200-SIS-INZ-XX-DR-E-6909-P03);
- Lighting and power plan - Phase 2 (20200-SIS-INZ-XX-DR-E-6910-P02);

Technical Reports / Statements:

- Drainage Strategy - Planning statement for drainage (20200-CUR-INZ-XX-GN-C-00002-V02);
- Ground Conditions - Planning statement for ground conditions (20200-CUR-INZ-XX-GN-C-00003-V01);
- Additional statements on planning policy are contained within the Design and Access Document (20200-SRA-INZ-XX-RP-A-8029).

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.

2) The temporary car parks as shown on drawings referenced 'Proposed Site Plan Phase 1 (20200-SRA-INZ-XX-DR-A-8027_Site Area Plan Proposed Phase1) and Proposed Site Plan Phase 2 (20200-SRA-INZ-XX-DR-A-8028_Site Area Plan Proposed Phase2)' received by the City Council as Local Planning Authority on 26 October 2022 are granted are for a limited period only, expiring on 1 January 2024. The works and use comprising the development are required to be removed no later than one month from the use ceasing.

Reason - The use hereby granted is for a temporary period only to help meet the short-term demand for car parking facilities at the site and to allow a long term strategy for car parking to be put in place pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) 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.

4) The development hereby approved shall only be implemented in accordance with the lighting layout/assessment shown on drawings referenced 20200-SIS-INZ-XX-DR-E-6909/P03 and

20200-SIS-INZ-XX-DR-E-6910/P02, together with the lighting column specification, received by the City Council as Local Planning Authority on 26 October 2022 11 November 2022 respectively. The agreed lighting shall be implemented prior to the car park areas first becoming operational.

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

5) The development hereby approved shall only be implemented in accordance with the boundary treatment shown on drawings referenced

20200-SRA-INZ-XX-DR-A-8027 (20200-SRA-INZ-XX-DR-A-8028 received by the City Council as Local Planning Authority on 26 October 2022. The agreed boundary treatment shall be implemented prior to the car park areas first becoming operational.

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

6) Notwithstanding details submitted, no development begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be constructed and completed in accordance with the approved details.

The scheme shall also include:

- Surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.

- For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.

- Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved.

- Hydraulic calculations to support the drainage proposal for the 1:2, 1:30 and 1:100 year events, including demonstration of a climate change allowance appropriate for the lifetime of the development under current EA guidelines.

- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.

- Details 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

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

Pharmacy Adjacent Park House, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Limbert Home, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Renal Clinic, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

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

Park House, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

149 Delaunays Road, Manchester, M8 4RE

139 Delaunays Road, Manchester, M8 4RE

125 Delaunays Road, Manchester, M8 4RE

145 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

Anglia Crown, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 25, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 24, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 23, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 22, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 21, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

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Doctors New Residence 2, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 1, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
155 Delaunays Road, Manchester, M8 4RE
143 Delaunays Road, Manchester, M8 4RE
137 Delaunays Road, Manchester, M8 4RE
131 Delaunays Road, Manchester, M8 4RE
97 Delaunays Road, Manchester, M8 4RE
153 Delaunays Road, Manchester, M8 4RE
151 Delaunays Road, Manchester, M8 4RE
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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