

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134686/NMC/2022

Date registered valid: 12 August 2022

Proposal: 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)

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 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
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Email: steven.mccoombe@manchester.gov.uk

Recommendation: 25 August 2022

Date of recommendation: Approve

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 currently 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.

There are a number of trees located on site, particularly to the south and east of the site. The site is not within a Conservation Area. Crumpsall Green Conservation Area is located 320m north west of the site. There are no statutory Listed Buildings on site, however the former Manchester Workhouse building is considered a non-designated heritage asset.

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 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).

The amendments comprise the following elements:

Gabion wall

An increase in height of the proposed gabion wall in some areas to facilitate the 4m wide temporary haul route which runs through the site adjacent to the proposed building on the eastern elevation by Crescent Drive. Currently the approved gabion wall varies in height however the amendment looks to increase the height of approximately 1-2 baskets in some area.

In addition, it is proposed that the gabion wall infills an existing area as shown on the submitted drawings.

Main entrance cladding

A reduction to the extent of cladding to the main entrance.

FM/Service Yard

Reconfiguration of the existing Facilities Management yard.

The changes include alterations to the fence line to allow improved fire access, splitting the LV and relocation of the AHJP, generators and fuel store relocations

Parapets

Increase in eaves height of the parapet to the pitched roof by 1 no. brick course and the ridge by 3 no. brick courses.

Consultations & Notification Responses

None Required.

Planning History

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.*

132931/NMC/2022 - Nonmaterial 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

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.*

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).

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. On this basis, the proposed amendments are considered to be of a non-material nature.

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 proposed amendments relate to the height and extent of the proposed gabion wall in some areas to facilitate the 4 metre wide temporary haul route which runs through the site adjacent to the proposed building proposed building on the eastern elevation by Crescent Drive, together with alterations to the main entrance cladding, reconfiguration of the Facilities Management yard and a minor increase in height of the pitched roof.

2) 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 the host planning permission.

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 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-ZZ-DR-A-9001/P07, NMGNPH-GDA-ZZ-ZZ-DR-A-9002/P07, 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-9006/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.

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.

9) The development hereby approved shall be implemented in accordance with the submitted landscaping scheme detailed within drawings and documents referenced NMGNPH-ITR-00-XX-DR-L-0011/P08, NMGNPH-ITR-VV-XX-SH-L-1000_P01, NMGNPH-ITR-VV-XX-SP-L-2000_P02, and the External Landscape Environment Strategy referenced NMGNPH-ITR-00-XX-RP-L-9002/P01 (parts 1-3) and drawing referenced NMGNPH-ITR-XX-XX-DR-L-0024/P09 received by the City Council as Local Planning Authority on 10 November 2020, 21 December 2021 and 27 January 2022 respectively and drawings referenced NMGNPH-ITR-00-XX-DR-L-0012/P12, NMGNPH-ITR-00-XX-DR-L-0013/P12, NMGNPH-ITR-00-XX-DR-L-0014_P06 and NMGNPH-ITR-00-XX-DR-L-0015_P06 received by the City Council as Local Planning Authority on 12 August 2022.

The approved scheme shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the City Council as Local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 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