MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144821/FO/2025
Date registered valid:	28 January 2026
Proposal:	Creation of car park with 67no. parking spaces (including 2no. motorcycle bays) and associated works.
Address:	North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Ward(s):	Crumpsall Ward
Applicant:	Manchester University NHS Foundation Trust
Agent (if any):	Melissa Lee, Turley
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: steven.mccoombe@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	24 March 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 18 February 2026

Standard consultations:
Printed: 5 February 2026 Expired: 26 February 2026

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
Posted: 18 February 2026 Expired: 11 March 2026

Press advert
Published: 10 February 2026 Expired: 24 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a vacant area of hardstanding (gravel) situated to the north of the recently completed North View - an adult mental health inpatient hospital built on the site of a former hospital building (Park House).

The site is bounded by Central Drive to the north, Crescent Drive to the east and North View hospital to the south and west. The site is accessed via Central Drive at an existing bell-mouth.

The site has recently been in use as North View's contractors' compound and is currently fenced off with a partial solid hoarding and partial Heras fencing hoarding.



View of application site from Crescent Drive



View of application site and North View Hospital in background

The site is identified within the overarching Strategic Regeneration Framework to deliver a second multi-storey car park as part of the overall masterplan.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The site is flanked on all side by buildings and land forming part of the hospital estate. The wider surrounding area comprises the British Cables Company industrial estate to the north, Hexagon Tower and associated car parking to the north-east, Salford Van Hire lorry park, to the east, Crumpsall Park to the west residential properties to the north-east along Delaunays Road.

Description of development

Planning permission is sought for the creation of a temporary, staff-only pay-and-display surface car park. The proposed car park will provide a total of 67 parking spaces, comprising 65 standard bays and 2 motorcycle bays. The proposal also includes associated bay markings, knee-rail enclosures, wayfinding signage, and eight LED floodlight columns to provide appropriate illumination. Access is to remain off Central Drive.

The car park is intended to operate on a temporary basis of unspecified duration, pending the approval and delivery of a multi-storey car park in line with the objectives of the SRF.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – A condition is requested in relation to electric vehicle car charging provision.

Highway Services – The following principal comments are made:

A 6.0m aisle width is to be provided within the car park which is acceptable.

A pay and display machine is to be located to the east of the internal access road and appears not to affect vehicular movement.

There are sufficient accessible parking spaces and EV parking spaces across the NMGH.

Proposed timber/metal railing is to be between 450 – 600mm high. This is acceptable in Principle.

Flood Risk Management

It is requested that a condition be included to require the submission and approval of a surface water drainage plan to include evidence of connection approval in principle and a maintenance and management plan.

Policy

Local Development Framework

The Development Plan comprises the following documents:

-Saved policies of Manchester's Unitary Development Plan (1995);
-Manchester Core Strategy (2012);
-Places for Everyone Joint Development Plan.

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

-Saved policy DC26 of the Unitary Development Plan;

-Policies SP1, DM1, EC1, EC2, T1, T2 and EN14 of the Manchester Core Strategy

-Policies JP-S1, JP-P1, JP-C8, JP-S4 and JP-S5 of Places for Everyone Joint Development Plan.

Other Material Considerations

-The Guide to Development in Manchester (SPD) (2007)

-Strategic Regeneration Framework, North Manchester General Hospital Site Redevelopment Programme (March 2021)

-Greater Manchester Transport Strategy (2021)

-National Planning Policy Guidance (NPPF) and Consultation Draft National Planning Policy Guidance (December 2025)

-National Planning Practice Guidance (NPG)

Issues

Principle

Having regard to the current planning policy framework listed above, and national planning guidance, the principle of the development is considered acceptable.
The proposed car park is necessary to support the ongoing and enhanced operation of the hospital and will help sustain important associated functions.

Given its location within the site, the development would not result in any materially harmful visual effects or significantly adverse impacts on amenity and it would integrate appropriately within the wider hospital complex.

The proposal represents an improvement to an established employment site and a regionally significant healthcare facility and therefore complies with the relevant policies and guidance referenced above.
A detailed assessment of specific planning considerations is provided below.

Highway Impact

The application is supported by a Car Park Strategy Note outlining existing parking conditions at the hospital. Surveys completed between 2020 and 2024 show that parking demand has fluctuated due to ongoing redevelopment works. Whilst the opening of the new MSCP has reduced average utilisation to around 69–70%, the forthcoming enabling works are expected to temporarily displace approximately 472 spaces (126 staff and 346 patient/visitor).

The proposed temporary car park is intended to mitigate this shortfall until the second MSCP is delivered.

Highway Services raise no objection to the proposal, with the proposed layout considered acceptable. Access would be taken from an existing internal road, which is considered suitable, and the scale of provision is not expected to give rise to network capacity issues.

The car park would be used solely by existing staff and therefore no increase in vehicle movements to and from the NMGH site is anticipated. The facility would operate for private cars only, with no requirement for larger vehicles to manoeuvre within the site.

On this basis, the impact to the operation of the highway is considered acceptable.

Boundary Treatment

The submitted plans show that the car park would be enclosed by a low-level timber knee rail.

This approach is consistent with boundary treatments used elsewhere within the hospital estate and, given the surrounding context, is considered to provide an appropriate and acceptable form of enclosure.

EVC

No details have been provided in relation to electric vehicle charging. As the proposed car park is not proposed to be a permanent arrangement, the lack of provision is considered acceptable in instance, with provision being necessary as part of a permanent car parking facility. In the meantime, there is provision for electric vehicle charging across the hospital estate, including within existing MSCP.

Flood Risk and Drainage

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 have advised that further information is required to prevent surface flooding and in order to mitigate the installation of the hard surfacing. An appropriate condition has been included.

Bio-diversity

The site does not hold any ecological or biodiversity value given that there is no vegetation present at this part the site. The impact to bio-diversity is therefore considered negligible.

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 polices 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 23142-AFL-NM110-XX-DR-A-0050 P02 (Existing Location Plan), 23142-AFL-NM110-XX-DR-A-2051 P04 (Proposed Site Plan) and 23142-SIS-NM110-XX-DR-E-60001 P02 (Proposed Electrical Works), NMGH-CUR-WP14-XX-D-C-95004_P01 (Road Markings), NMGH-CUR-WP14-XX-D-C-95002_P01 (Site Clearance), 075805 CUR WP14 XX D C 95010 P01 (Proposed Levels) and 075805 CUR WP14 XX D C 95003 P01 (Construction Layout), received by the City Council as Local Planning Authority on 28 January 2026 and Car Park Strategy Note prepared by Curtins (075805.800-CUR-XX-XX-T-TP-00004-P03), received by the City Council as Local Planning Authority on 11 March 2026.

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) Prior to the commencement of the development hereby approved, a surface water drainage layout for the development site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:

-Evidence of connection approval in principle.
-Maintenance and management plan including responsible party and a schedule of tasks/frequencies for the components.

The development shall be constructed and completed in accordance with the approved details prior to the first use of the car park.

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 policies EN14 and EN17 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;
- Hours of working;
- 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA