

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144570/DEM/2025
Date registered valid: 19 November 2025
Proposal: Demolition of EBME building.
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: No objection
Date of recommendation: 11 December 2025

Application details

Type of application: Proposed demolition

Development type: Notifications

Standard consultations:

Printed: 21 November 2025

Expired: 12 December 2025

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

This application concerns the EBME building, positioned on the north-eastern boundary of the hospital estate.

The site is bounded by hospital buildings to the north, south, and east, whilst the surrounding area predominantly features industrial uses, including the Salford Van Hire lorry park to the east. A hospital car park immediately borders the site to the east.

The closest residential properties lie beyond the River Irk, past Salford Van Hire to the east, and along Delaunays Road to the west.



Application site edged red

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

Prior Approval is sought for the demolition of EBME building. The works are associated with the master plan for the overall regeneration of the hospital campus.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – No objection.

Greater Manchester Ecology Unit (GMEU) - The submitted survey found the EBME building to contain 'negligible' potential for roosting bats and there is no reason to doubt the findings. No further surveys or licencing are required. Informative are advised in order to safeguard nesting birds and if any protected species are encountered.

It is assumed that the application is exempt from a Biodiversity Net Gain (BNG) assessment under the de minimis rule (less than 25m² of habitat to be removed).

Overall, GMEU are satisfied that with proposal from an ecological perspective.

Highway Services

No objection.

Policy

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

- Policies DM1, SP1, EC1, EN9, EN14, EN16-19 of the Manchester Core Strategy
- Saved policy DC26 of the Unitary Development Plan;
- Places for Everyone Joint Development Plan – policies Policy JP-S4, J JP-G8, JP-P1, JP-C1, JP-C6 and JP-C8;
- Guide to Development in Manchester (SPD);
- Strategic Regeneration Framework, North Manchester General Hospital Site Redevelopment Programme (2021)
- National Planning Policy Framework (NPPF).

Issues

Principle

The proposed demolition is consistent with the objectives outlined in the Strategic Regeneration Framework (SRF) for North Manchester General Hospital, which provides a long-term vision for the redevelopment of the hospital site over the next 10–15 years.

For applications seeking Prior Approval for demolition, consideration is limited to the proposed demolition method and the condition of the site once clearance is complete. Other relevant matters are addressed below for completeness.

Whilst the proposed works may have some limited impact on the immediate surroundings, any environmental or planning concerns can be appropriately mitigated. This will be achieved through the implementation of the submitted Demolition Management Plan, asbestos abatement measures, and the Bat Survey, which collectively set out the procedures, sequencing, and methodology for the works.

On this basis, the proposed demolition is considered acceptable.

Impact and Method of Demolition

The application has been accompanied by Demolition Management Plan and supporting documents which detail the satisfactory mitigation of any effects.

The submitted Statements detail site specific requirements, including details of site access, disconnection of services, material removal, traffic management, asbestos removal, personal protective equipment, emergency arrangements, dust suppression/air quality, and best practice measures.

On the basis of the submitted, information, it is not believed that the proposed demolition works would have any significant or detrimental environmental impact on the surroundings, including adjoining buildings.

Environmental Health, Greater Manchester Ecology Unit and Highway Services raise no concerns to the proposed means of demolition. The condition of the site post demolition is considered satisfactory. As such, the works are considered acceptable.

Condition of the site following clearance

Post demolition, the site area is to be cleared (e.g. any materials and debris generated will be removed) and the site is to be left in a neat and tidy condition. This is considered acceptable.

Ecology

A Bat survey has been submitted and assessed by Greater Manchester Ecology Unit as being satisfactory. No evidence of any bats roosting was detected.

Recommendations are made for works should bats be encountered. A relevant 'informative' is included.

Residential Amenity

There are no residential within immediate proximity of the site that would be unduly affected by the proposed work. Provided the mitigation contained within the submitted Demolition Plan is adhered to, no harmful impact is envisaged. Moreover, demolition is anticipated to be short-lived and temporary in duration. Working hours are stipulated to prevent undue disturbance outside daytime hours. On this basis, the impact is considered satisfactory.

Conclusion

Provided the mitigation detailed within the submitted reports are implemented, the means of

demolition and the condition of the site post demolition is considered to be acceptable.

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: No objection.

The City Council is satisfied that the demolition works in this case are satisfactory and the means of demolition and condition of the site post demolition would not have a significant impact on the environment. The decision is based on the submitted documents, received by the City Council as Local Planning Authority on 19 November 2025.

Demolition Site Plan (GIS_100), prepared by Turley.

Demolition Management Plan.

Asbestos Refurbishment Survey (B-39207), prepared by Acorn Analytical Services Ltd.

Asbestos Abatement Scope of Works (Issue No. 1), prepared by MFT.

Bat Survey Report: Preliminary Roost Assessment (2489216-D01 (00)), prepared by RSK Biocensus.

Informatives

- 1) Work that will impact on habitats where nesting birds may be present (for example building works), should not be undertaken in the main bird nesting season (March - August) unless suitable checks for active bird nests have been undertaken.
- 2) Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity.

- 3) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips, cranes and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Network Management teams via Email -highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Ecology Unit

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