

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143111/FO/2025

Date registered valid: 18 June 2025

Proposal: Installation of 2no. stand-by generators within acoustic housing units and the temporary installation of two storey portacabin for a temporary period of 2 years.

Address: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL

Ward(s): Ardwick Ward

Applicant: Mr Ian Ravenscroft Cayalyst, Healthcare Manchester

Agent (if any): Mrs Claire Ritchie, Sodexo

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **05 November 2025**

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 7 July 2025

Standard consultations:

Printed: 15 August 2025 Expired: 6 September 2025

Neighbour notifications

Printed: 25 June 2025 Expired: 16 July 2025

Site notice

Posted: 7 July 2025 Expired: 28 July 2025

Press advert

Published: 1 July 2025 Expired: 15 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Manchester University Hospital is located 3km South of Manchester City centre and has been subject to substantial redevelopment over the years. The first phases were constructed during the 1980s with various medical facilities throughout the site. The area relevant to this application sits within the buffer zone on the Upper Brook Street (A34) boundary.

The area which relates to the proposed generators and portacabins is small comparable to the full Manchester University Hospital site, therefore for the purpose of the application the area of works boundary (blue line) only takes in immediately adjacent buildings and boundary walls.

The existing yard area incorporates a vehicle turning area, waste yard incorporating waste compactor, bin storage and cleaning area, mess room and toilet facilities, a medical gas cylinder compound and space for skips.

Activities on site have increased considerably since the Private Finance Initiative build in 2008, which directly impacts on the yard area due to increased deliveries and waste quantities. It has not been possible to increase the space within the yard, and the proposed generator installation which is required to improve the electrical provision and resilience to the site, along with the need for welfare portacabin facilities further reduces the amount of space available.

The existing neighbouring buildings are part of the PFI complex, characterised by the red brick, white concrete and built-up louvred cladding system. Much of the immediate surroundings have

an industrial appearance, given it is the energy centre services building containing various heavy plant.

There are no listed buildings located in close proximity to the site. Victoria Park Conservation Area sits some distance to the south of the site and the application site is not located close enough to be considered within the setting of this conservation area.

Description of Development

The proposal seeks planning permission for the installation of 2no. stand-by generators within acoustic housing units and the temporary installation of a two storey portacabin for a temporary period of 2 years.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Highway Services - Requested that informatives be added concerning highway licensing and temporary pedestrian and traffic management measures.

Environmental Health - Requested that a condition be added to ensure that the plant shall be selected and/or acoustically treated in order to not result in any harm to surrounding amenity.

Greater Manchester Police - Responded to consultation response and have no comments.

United Utilities - Confirmed that a new Sustainable Drainage Design is not required for this project.

Flood Risk Management - Recommended approval with no conditions.

Cadent Gas - Requested that an informative be added to any decision.

Policy

The **Places for Everyone Plan - Joint Development Plan Document**, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st March 2024:

- Policy JP-Strat2 - City Centre
- Policy JP-P1 - Sustainable Places
- Policy JP-P6 - Health
- Policy JP-S4 - Flood Risk and the Water Environment

The **Manchester Core Strategy - Development Plan Document 2012-2027** ("the Core Strategy") was adopted by the City Council on the 11th July 2012:

- Policy SP1 - Spatial Principles
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN14 - Flood Risk
- Policy EN17 - Water Quality
- Policy DM1 - Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC26 - Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 12 - Achieving well-designed and beautiful places

Issues

Principle of Development

The existing hospital buildings require 2no. external stand-by generators to provide emergency back-up for critical operations in the hospital. The proposed location is within the existing Central Energy Services Complex (waste yard) is located on the South-East part of the Hospital Campus, sitting between Upper Brook Street and North Road.

In addition to the requirement for stand-by power generators, the Trust also have a requirement to accommodate a two storey 40ft temporary portacabin within the site. This is for the use by waste team operatives, incorporating a drying room, locker space, rest room and office area. This would rationalise site provisions for efficiency, safety and allow for removal of existing equipment in the yard area.

The proposed temporary portacabins will provide additional space, whilst also facilitating the generator sets to be installed and subsequently enabling progress with other works which currently present a significant operational challenge to the Trust at present.

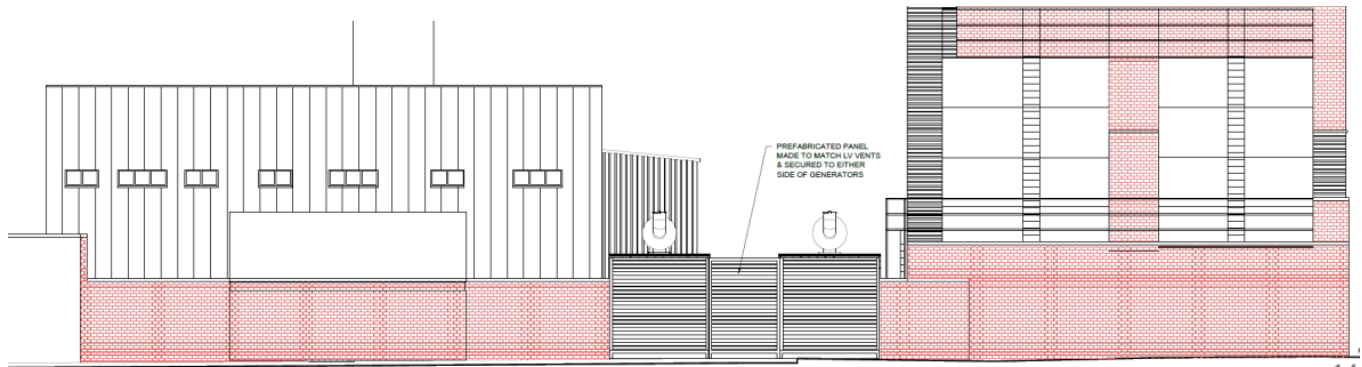
The Local Planning Authority accept the requirements and reasoning and can accept the principle of the development in this case, subject to there being no significant negative impacts on the below material planning considerations.

The acceptance of the principle of the 2no. portacabins is only on a temporary basis. Should a proposal come forward in future to retain the portacabins or other similar structures in the area on a permanent basis, then a separate assessment would have to be made on the basis of these being permanent and this decision on allowing the portacabins on a temporary basis should not be used as a precedent for allowing similar structures on a permanent basis.

Visual Amenity

In terms of the visual amenity impact of these structures, the applicant engaged in dialogue with the Local Planning Authority months prior to the submission of this application.

An options appraisal has been included as a part of the Design and Access Statement submitted as a part of this application, which goes into detail about some of the other design solutions considered and why they were discounted.



Proposed elevation

The proposed 2no. generators would sit perpendicular to existing 2.9m high waste yard boundary wall facade.

Outlet louvres of both generators would be required to penetrate the existing wall, which would require partial demolition (8.8m section) of the wall.

This is required to provide adequate air flow at both the inlets and outlets, along with ease of access for maintenance and replacement of generator engines.

The proposal is for the section between the generators to be infilled by a fabricated louvred panel to match the generator grilles, to create a more consistent appearance across the elevation, as opposed to switching back and forth in appearance between vents and wall.



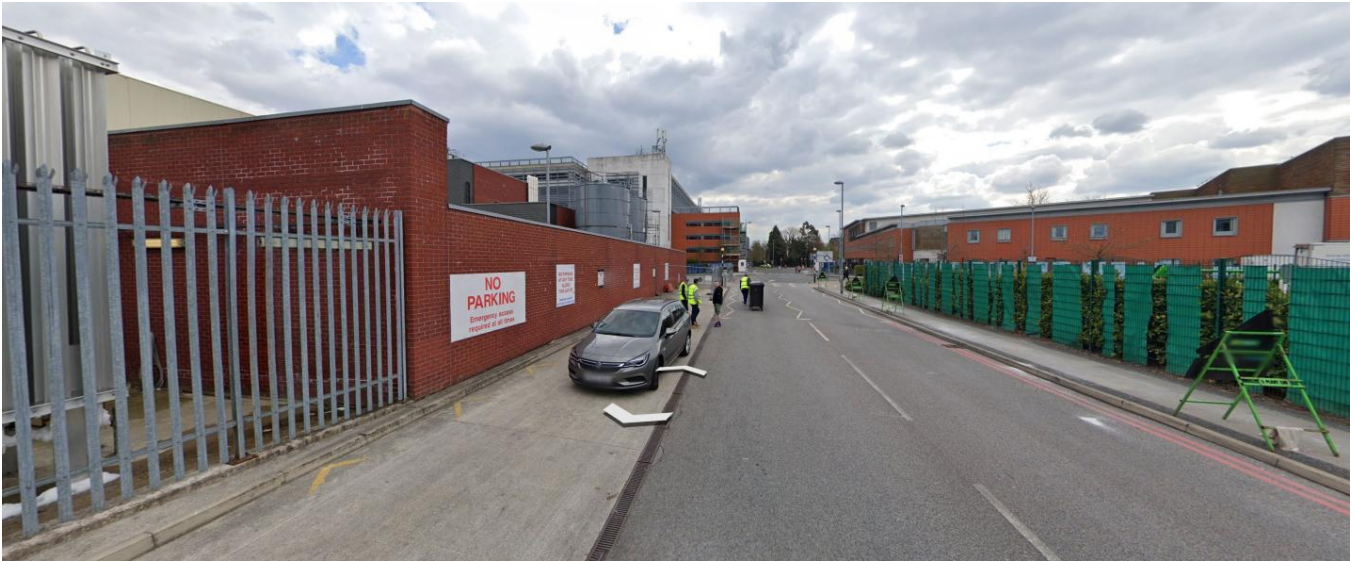
Existing view towards North Road

In terms of the siting of these units, the proposal looks to provide as much clear yard space for lay down, operations and safe walkways as possible. More detail is provided below in the review of the other options considered to demonstrate why this option, which provides more yard space, is required, alongside other reasons.

The height of proposed generators and exhausts on top of the generators would sit higher than existing wall.

Investigations by a Structural Engineer have been carried out to appraise the option of increasing the height to conceal these. By structural comparison of the neighbouring higher walls, the wind posts of this section of wall have evidently smaller and less frequent wind posts and as such very unlikely to have residual capacity to take the additional height through the foundations.

Should this wall need to fully conceal the generator and portacabin units, a fully new wall with substantial foundations would need to be built, which would have significant impact on programme and cost to the NHS Trust.



Existing view looking South along North Road towards East Road

The new generator housing will have an external finish of grey, which is sympathetic to the surrounding cladding, fencing and roof colours. The grey painted louvres of the outlet attenuators will be in keeping with those on the existing façade running perpendicular.

Whilst the structures are utilitarian in nature, the proposed generators and portacabins not as large as other similar neighbouring structures surrounding the site.



View towards Upper Brook Road from East Road (Google Earth)

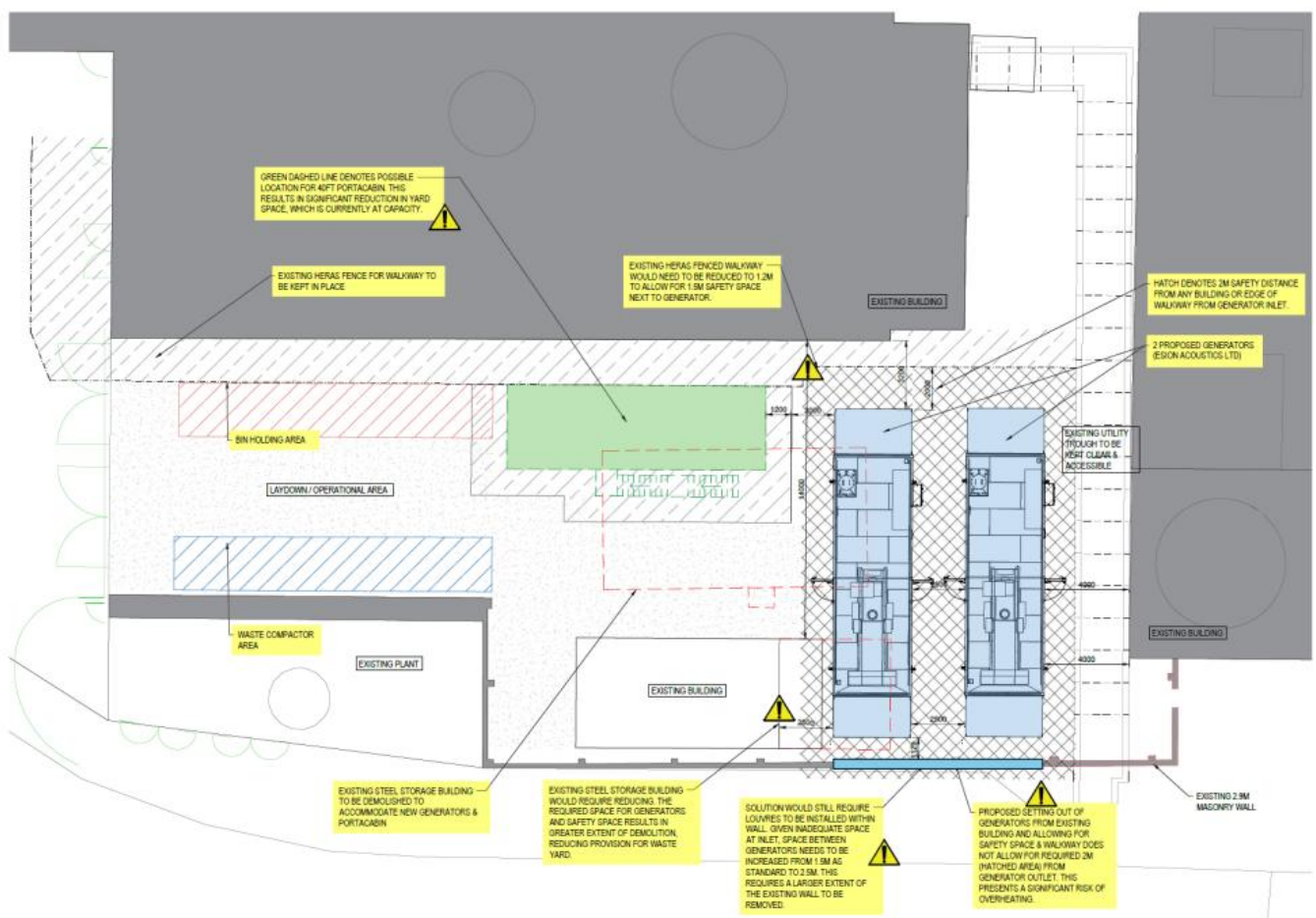
A condition has been attached to ensure that the exhausts on top of the generators are powder coated in an appropriate colour and finish in order to mitigate any visual amenity impact.

The two storey heights of the portacabins will be visible from over the wall. Whilst not ideal, the temporary nature of these means that the negative visual appearance could be accepted on a purely temporary basis.

The surrounding street scene features many such similar utilitarian infrastructure for the MRI complex and would not be out of keeping with such similar structures in the surrounding street scene.

Given the high demand on space within the service yard, potential visual impact of the generators and portacabin, along with requirements for adequate air-flow to the new units and safety considerations for site operatives, an options appraisal was carried out.

OPTION 1 – GENERATORS SET BACK FROM EXISTING WALL



Option 1

Option 1 looked to set the generators back from the existing wall.

This solution would still have required partial demolition of the existing wall, as additional louvres (blue line) would have still needed to be fitted within wall to provide adequate airflow and access for maintenance, which also would have meant that the louvred appearance on the elevation remains the same as in the existing option.

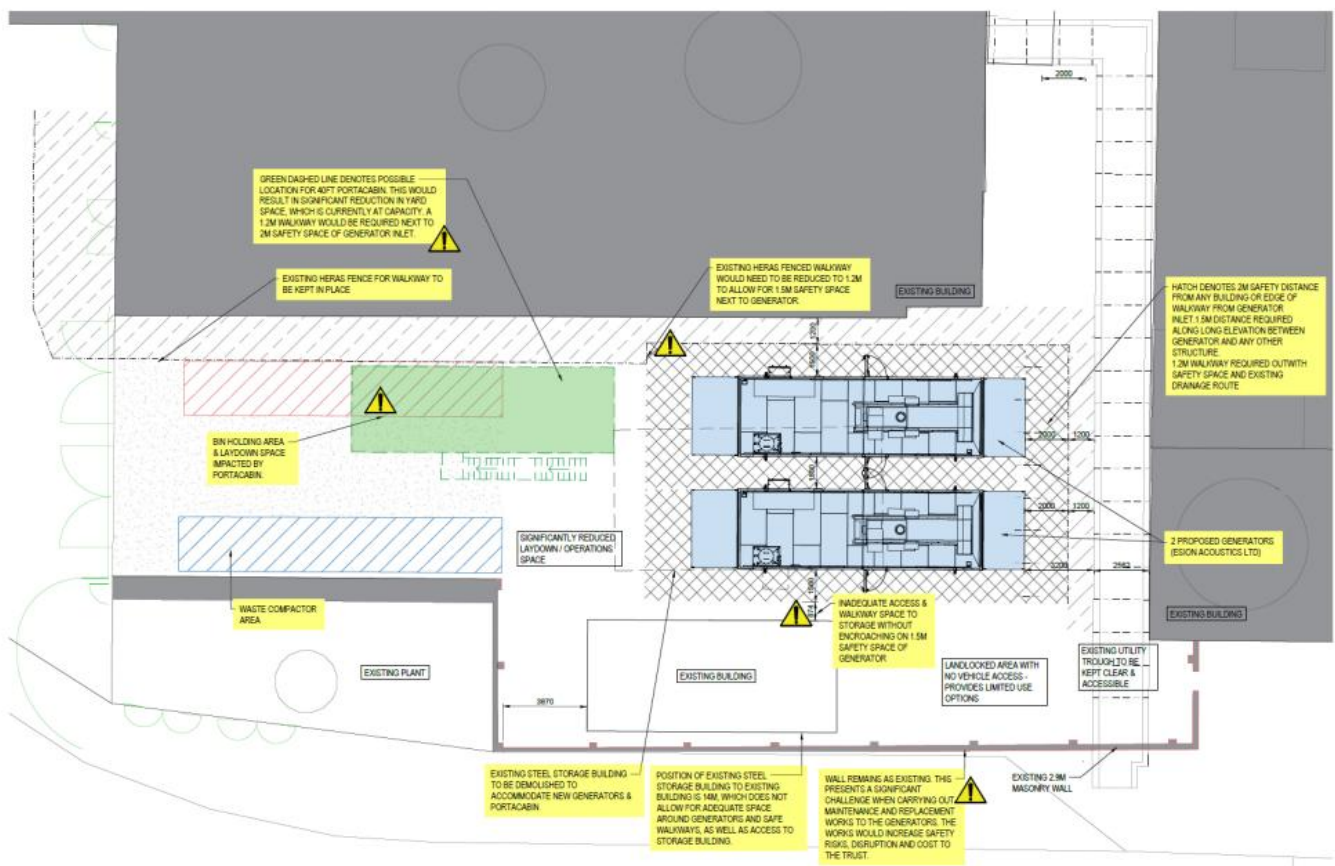
There would have been insufficient space for a required walkways / safety spaces as illustrated by the hatched area surrounding the generators on the drawing above.

The generators themselves would need to be spaced 2.5m apart due to decrease in clear airflow at inlets and outlets. This impacts on the existing storage building and also would push the portacabin further to left of plan, which impacts on the bin holding area and vehicle access.

As a part of option 1, in an attempt to minimise visual impact where possible, as part of this option to step the generators back into the yard, design options were explored for the new section of infill in front of the generators. These included:

- Grey louvres to match those of the neighbouring building
- A hit and miss type wall construction, providing some air flow through the wall yet retaining the colour and brick size of the existing wall
- Decorative screening with artwork / graphic applied / laser cut.

Whilst these options do not create a fully solid wall, the MEP Generator contractor has advised this still would not allow for sufficient airflow and poses the same challenges outlined in the option 1 analysis outlined above.



Option 2

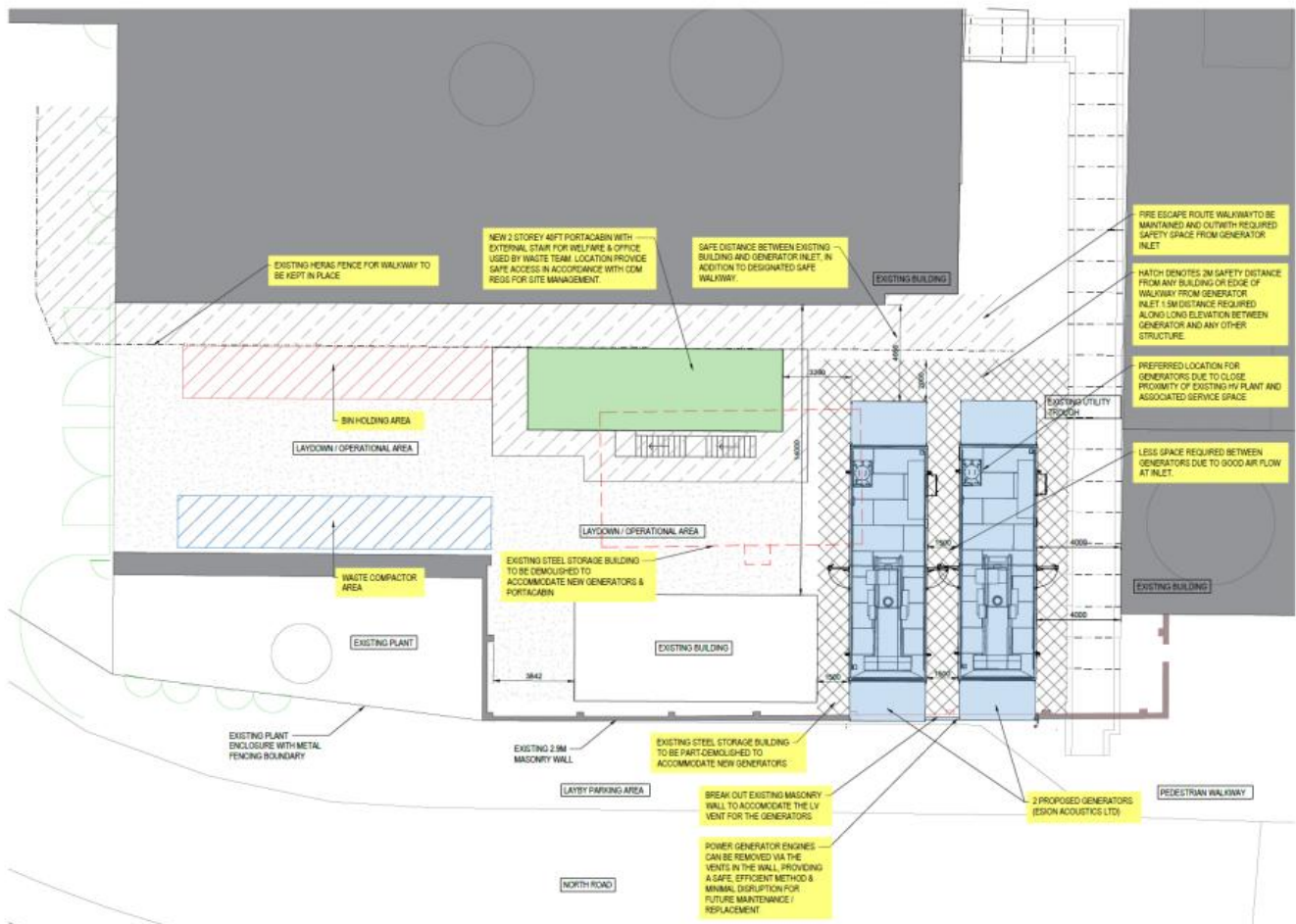
Option 2 would have seen the generators sit parallel to the existing building.

Whilst this option would have allowed existing wall to remain, it would have posed a significant challenge to maintain and repair the generators.

The existing storage building would have insufficient space for access, out with 1.5m safety zone around generators.

The relocated portacabin location would have impacted on entrance to waste yard and bin holding area.

The service yard space would have fragmented by various structures, no clear laydown and operations space.



Option 3 – Proposed option

With the submitted options, the generators would have sufficient airflow at both inlets and outlets, minimising risk of overheating.

There would be safe circulation spaces and utilisation of current walkway provisions.

It would keep the site entrance, existing bin holding and compactor area clear.

It would provide suitable access to new waste team portacabin facility.

There would be no requirement for adaptation to existing storage building.

There would be ease of access to the generators and reduction in disruption during maintenance and repair of generators.

On this basis, the visual amenity impact of the proposal is therefore considered to adhere to policies DM1 and SP1 of the Core Strategy.

Residential Amenity

Technical specifications of the acoustic container structure were submitted as a part of the application.

A Noise Impact Assessment was not submitted as a part of the application. A condition has been attached to ensure that the generators and associated equipment are acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location

MCC's Environmental Health team have advised that the applicant should aim to achieve the above criteria but there is provision to allow emergency generators to achieve not more than 10dB above the existing typical background at the nearest noise sensitive location and that a schedule of days and times that the plant will be tested will need to be agreed.

On the basis that the condition has been attached in order to resolve any potential residential amenity concerns there might be with the proposal, the residential amenity impact of the proposal is therefore considered to adhere to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the UDP.

Impact on Highways

The planned alterations are all situated within the red-line curtilage of the site, and as such do not impinge upon the adopted highway.

Vehicle access and parking provision will remain unchanged.

Overall, the change of use of the site is not anticipated to result in any negative impact upon the highway and is therefore considered to adhere to policies DM1 and SP1 of the Core Strategy.

Flood Risk

The findings of the Flood Risk Assessment have been accepted by MCC's Flood Risk Management Team.

United Utilities have confirmed that a new Sustainable Drainage Design is not required for this project.

The proposal is therefore considered to adhere to policy EN14 of the Core Strategy.

Conclusion

Given the above, the proposal is considered to be consistent with the relevant policies set out above and is therefore approved with conditions attached.

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: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, this has required extensions of times to be agreed in order to resolve Flood Risk concerns that could not be dealt with by attaching conditions to an approved decision and could not be resolved within the original determination period.

Condition(s) to be attached to decision for approval

1) The installation of 2no. stand-by generators and elevational alterations associated with this 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 permission for the two storey portacabin, as identified on 'Proposed Elevation & Section 00-DR-A-00-102-A' and 'Proposed Waste Yard 00-DR-A-00-100-A', is hereby granted is for a limited period only, expiring on 07 November 2027, and the use comprising the development for which permission is hereby granted is required to be discontinued on that date.

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1 and DM1.

3) The two storey portacabin hereby permitted, as identified on 'Proposed Elevation & Section 00-DR-A-00-102-A' and 'Proposed Waste Yard 00-DR-A-00-100-A', shall be discontinued no later than 07 November 2027 and the fixings and works comprising the development are required to be removed no later than one week from the use ceasing.

Reason - The use and buildings are required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) Within two months prior to the expiration of the temporary period for the installation of the 2no. two storey portacabins, as identified on 'Proposed Elevation & Section 00-DR-A-00-102-A' and 'Proposed Waste Yard 00-DR-A-00-100-A', a scheme to restore the land shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority. The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to restore the recreational value of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by the Local Planning Authority on 04 June 2025:

- Location Plan 00-DR-A-00-001-A
- Site Plan 00-DR-A-00-002-A
- Proposed Downtaking Works 00-DR-A-00-010
- Proposed Waste Yard Plan 00-DR-A-00-100-A
- Proposed Options Appraisal (Option 3) 00-DR-A-00-101
- Proposed Elevation & Section 00-DR-A-00-102-A
- Proposed External Works Plan HE019-CCS-S1-XX-DR-S-0100 P3
- Proposed Below Ground Drainage Layout HE019-CCS-S1-XX-DR-S-0201 P3
- Proposed Below Ground Drainage - Typical Details HE019-CCS-S1-XX-DR-S-0202 P1
- Proposed Foundation Plan HE019-CCS-S1-XX-DR-S-0300 P3
- Proposed Foundation Sections HE019-CCS-S1-XX-DR-S-0302 P1
- Generator Set Details, produced by Esion Acoustics Ltd.
- Acoustic Container MRI 80dba@1m in FFC EC9411-100-101

The following drawings and documents received by the Local Planning Authority on 18 June 2025:

- Design and Access Statement

And the following drawings and documents received by the Local Planning Authority on 01 October 2025:

- Flood Risk Assessment 08434-CUR-XX-XX-RP-C-92001 P01, produced by Curtis, dated 25 September 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

6) No above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

7) a) Prior to any above ground works, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to

acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first use of the generators, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

8) No above ground construction works shall take place until details of the colour and finish of how the exhausts on the 2no. generator units hereby approved, as identified on 'Proposed Elevation & Section 00-DR-A-00-102-A' will be powder coated, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Informatives

1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

2) The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

3) The applicant should aim to achieve the above criteria but there is provision to allow emergency generators to achieve not more than 10dB above the existing typical background at the nearest noise sensitive location. This can be discussed between the applicant and MCC's Environmental Health team. In addition, the applicant will need to agree, with Environmental Health, a schedule of time and days that the plant will be tested.

4) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
MCC Flood Risk Management
United Utilities Water PLC

First Floor, 275A Upper Brook Street, Manchester, M13 0HR
Flat Above, 263 Upper Brook Street, Manchester, M13 0HR
275A Upper Brook Street, Manchester, M13 0HR
Top Flat, 269 Upper Brook Street, Manchester, M13 0HR
271 - 273 Upper Brook Street, Manchester, M13 0HR
265A Upper Brook Street, Manchester, M13 0HR
273B Upper Brook Street, Manchester, M13 0HR
261B Upper Brook Street, Manchester, M13 0HR
267 Upper Brook Street, Manchester, M13 0HR
Flat Above, 275 Upper Brook Street, Manchester, M13 0HR
265 Upper Brook Street, Manchester, M13 0HR
275 Upper Brook Street, Manchester, M13 0HR
263 Upper Brook Street, Manchester, M13 0HR
261 Upper Brook Street, Manchester, M13 0HR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL