Planning Statement

Full Planning Application for the development of a temporary GP Surgery at Asda Longsight Superstore, Stanley Grove, Longsight, Manchester, M12 4NH.

August 2026

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Project
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1. INTRODUCTION

1.1 This planning statement has been written to support the full planning application for a temporary GP Surgery which is proposed to be sited on the car park at Asda Longsight Superstore, Stanley Grove, Longsight, Manchester, M12 4NH.

1.2 The proposal will facilitate the delivery of the new Hawthorn Medical Centre by allowing GP services to continue operating from an alternative location for a temporary period of up to 18 months.

1.3 Without the provision of this temporary facility, the construction of the permanent medical centre could adversely affect service continuity and patient access. The proposal therefore provides significant public benefits by safeguarding healthcare provision, avoiding increased waiting times and ensuring uninterrupted access to primary care services for the local community throughout the construction period.

1.4 This supporting statement is to be read in conjunction with the following documents that have been submitted as part of the full planning application submission:

- Planning Statement
- Design and Access Statement
- General Arrangements Ref: OPP1391407-DG-01-00-D-A-2000-P10
- Proposed Roof Plan Ref: OPP1391407-DG-01-00-D-A-2010-P1
- Site Location Plan Ref: OPP1391407-DG-01-XX-D-A-1120-P1
- Existing Site Plan Ref: OPP1391407-DG-01-XX-D-A-1130
- Proposed Site Plan Ref: OPP1391407-DG-01-XX-D-A-1140-P2
- Landscaping Plan Ref: OPP1391407-DG-01-XX-D-A-1400-P2
- 3D External Visual (Sheet 1 of 2) Ref: OPP1391407-DG-01-XX-I-A-2200-P2
- 3D External Visual (Sheet 2 of 2) Ref: OPP1391407-DG-01-XX-I-A-2201-P2
- Elevations Ref: OPP1391407-DG-01-ZZ-D-A-2100-P6
- Sections Ref: OPP1391407-DG-01-ZZ-D-A-2300-P3
- Vibration Survey Ref: 94459.20260810.NHS Hawthorne.VS
- Transport Assessment Ref:SA61164_TS1_Issue 1.0 - GP Surgery in Hawthorne, Manchester
- Ground Stability Ref: CWY25-CCL03989-Desk Study-Ground Stability
- External Lighting Plan Ref: 5701-MCC-XX-00-DR-E-6300_P01
- Ecology Assessment Ref: 323807 - Darwin Group - Hawthorne GP Surgery - EcIA (1.0, 13th August 2026)
- Drainage Report Ref:25597_DSR_r02 - Drainage Strategy Report

- CEMP Ref: OPP1391407_Hawthorn GP Surgery_Construction Environmental Management Plan
- Arboriculture Assessment Ref:323807-REP-02 AIA_2.0
- Air Quality Assessment Ref: 11246r1 - Air Quality Assessment - Stockport Road, Longsight
- Noise Assessment Ref: 94459.20260721.NHS Hawthorne.ADR
- UXO assessment Ref: OPN24136 - Preliminary UXO Risk Assessment, Hawthorne GP Surgery, Manchester

2. THE SITE AND CONTEXT

2.1 The proposed temporary GP Surgery is proposed to be located on the northwestern corner of the car park of the ASDA superstore carpark in Longsight.

2.2 The site is situated approximately 0.4 miles north of Longsight (8 min walk or 5 min car journey). The site is approx. 2.7 miles from Manchester city centre.

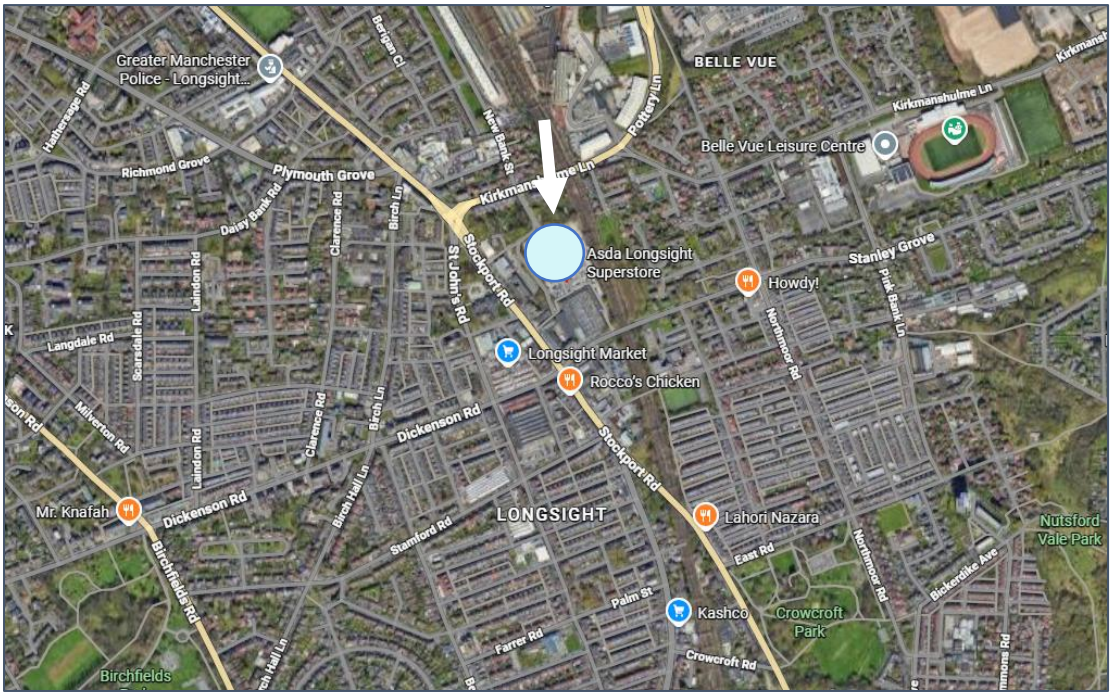


Figure 1. Site Location

2.3 The application site extends to approximately 0.1056 hectares and comprises an area of existing hardstanding within the supermarket car park. The site is bounded by the remainder of the Asda car park to the east and south, Longsight Library, the Community Centre to the west and residential properties to the north.

2.4 A railway is located to the west of the site. A vibration assessment was subsequently undertaken but concluded no adverse impact.

2.5 The site is accessed via Kirkmanshulme Lane and benefits from excellent accessibility by sustainable modes of transport. Bus stops are located within approximately 0.2 miles of the site and are served by the 150 bus service, which operates between Dumplington and Gorton, providing connections to a range of destinations including Belle Vue, Longsight, Levenshulme and Fallowfield.

2.6 The proposed development would result in the temporary loss of 42 car parking spaces within the existing Asda car park. However, parking surveys have demonstrated that the car park operates with a substantial surplus of parking capacity.

2.7 The temporary GP surgery is required to ensure the continued provision of healthcare services whilst a new permanent medical centre is constructed. The proposal will therefore play a critical role in maintaining uninterrupted access to primary healthcare facilities for the local community.

2.8 The site is considered suitable for the proposed development and is not subject to any significant physical or environmental constraints. The site is not affected by Public Rights of Way, statutory environmental designations, or designated heritage assets, either within the site or in the immediate surrounding area. In addition, the site lies within Flood Zone 1 and is therefore at the lowest risk of flooding.

2.9 The site falls within a Coal Mining Reporting Area. Appropriate investigations have been undertaken which confirm that the proposed development would not be at risk from historic mining activity and would not result in any adverse impacts.

2.10 The site comprises existing hardstanding within a developed urban environment and is therefore considered to be of limited ecological value. No significant ecological constraints have been identified and no tree removal is required to facilitate the development.

2.11 Overall, the application site represents a suitable, accessible and sustainable location for the proposed temporary GP surgery. The development can be accommodated without giving rise to unacceptable environmental, transport, heritage, ecological or technical impacts and will deliver important healthcare benefits for the local community. The proposal therefore represents an appropriate use of the site and should be supported.

2.12 For reference, please see photographs of the site below:



Figure 2. Proposed Site Location



Figure 3. Proposed Site Location



Figure 4. Asda Car Park (view from site)

3. PLANNING HISTORY

3.1 The site has limited planning history which is summarised below. The most relevant application is planning application reference: 101849/FO/2013/N2 for a four-pump petrol station on the proposed site. This was refused due to the proposed development producing additional, complex and conflicting vehicle movements at the Kirkmanshulme Lane junction particularly at peak periods.

3.2 Whilst the proposed temporary GP surgery is located within the same area of the car park, the nature and scale of the use differ significantly from that of a petrol filling station. A detailed Transport Assessment has been undertaken in support of the current application, which demonstrates that the proposed development would generate relatively low levels of traffic and would not result in a severe impact on the operation or safety of the local highway network. The assessment confirms that there would be no unacceptable increase in conflicting vehicle movements at the Kirkmanshulme Lane junction.

3.3 The wider Asda site has benefited from various planning permissions associated with the operation and development of the existing supermarket and its ancillary facilities. However, these permissions are not considered directly relevant to the assessment of the current proposal.

3.4 The need for the proposed temporary GP surgery arises from the approved redevelopment of local healthcare facilities. NHS Property Services secured planning permission (reference 144426/FO/2025) for the construction of a new medical centre, together with parking and associated works, on land to the north of Moseley Road. The new facility will replace the existing Hawthorn Medical Centre and provide modern, purpose-built healthcare accommodation for the local community.

3.5 During the construction of the new medical centre, it is essential that uninterrupted primary healthcare services remain available to existing patients. The proposed temporary GP surgery will therefore provide suitable interim accommodation, ensuring continuity of healthcare provision and maintaining access to GP services throughout the construction period.

3.6 The temporary facility is expected to serve approximately 5,500 registered patients and would remain in place for a temporary period of up to 18 months. Upon completion and occupation of the new permanent medical centre, services would transfer from the temporary facility to the new building, and the temporary structure would be removed.

Site Justification

3.7 NHS Property Services undertook a review of potential sites capable of accommodating the temporary GP surgery. The assessment considered a range of operational and locational requirements, including proximity to the existing practice, accessibility for

patients and staff, site availability, public transport accessibility and the ability to accommodate the required accommodation and associated infrastructure.

3.8 Following this assessment, the Asda Longsight car park was identified as the most suitable and deliverable location for the temporary facility for the following reasons:

- **Size and Availability**: The site provides sufficient space to accommodate the temporary modular building and associated infrastructure without adversely affecting the continued operation of the supermarket or surrounding land uses.
- **Proximity to Existing Services**: To ensure continuity of healthcare provision and maintain accessibility for existing patients, the temporary facility needed to be located within close proximity of the existing GP practice. The site is conveniently located and benefits from excellent accessibility.
- **Accessibility and Transport Connections**: The site is well served by public transport, pedestrian routes and the local highway network, ensuring that patients, visitors and staff can access the facility by a variety of transport modes.
- **Patient Catchment Area**: The practice serves patients across Longsight, Levenshulme, Rusholme and Fallowfield. Whilst the proposed site is located towards the northern extent of the catchment area, it remains highly accessible owing to the range of available transport options and its central location relative to the communities served.
- **Parking Provision**: The existing car park benefits from a substantial surplus of parking capacity, enabling the temporary loss of spaces associated with the development to be accommodated without causing parking stress or operational issues.
- **Previously Developed and Deliverable Site:** The site comprises a flat area of previously developed hardstanding within the existing supermarket car park, making it particularly well suited to accommodate a temporary modular healthcare facility. The absence of significant physical constraints, site clearance requirements or extensive groundworks enables the development to be delivered quickly and efficiently, which is essential to maintaining continuity of healthcare services during the construction of the replacement medical centre.
- **Minimal Disruption to Existing Uses:** The proposed location allows the temporary GP surgery to be installed and operated with minimal disruption to the ongoing operation of the Asda store, neighbouring community facilities and surrounding land uses. The development can be accommodated within an underutilised area of the car park without adversely affecting access arrangements, parking provision or the day-to-day functioning of existing uses.

3.9 To further support accessibility during the temporary relocation, the practice intends to operate a satellite clinic from Levenshulme Health Centre. This facility will comprise one administrative workstation and three clinical consultation rooms and will be available to assist patients who may experience difficulties travelling to the temporary surgery site.

3.10 Overall, the proposed location represents the most suitable and sustainable option for the temporary GP surgery. It will ensure continuity of healthcare provision for local residents whilst the replacement medical centre is constructed and can be accommodated without giving rise to unacceptable impacts on the surrounding area.

4. THE PROPOSED DEVELOPMENT

Introduction

4.1 The proposal seeks full planning permission for the development of a temporary single storey GP surgery.

4.2 The new GP surgery would include consulting and treatment healthcare services. The building would provide temporary healthcare services whilst the medical centre on Moseley Road is being constructed. The temporary facility is essential to the ongoing provision of healthcare services for the local community. Once the medical centre is open to the public, the temporary GP surgery will no longer be required and would be taken down and removed from the site.

4.3 It is envisaged that the GP surgery would only be required for 18 months.

4.4 The proposed building is 470sqm. It comprises of seven consulting rooms, two waiting areas, one interview room, two treatment rooms, one clean store, one IT hub, two staff office spaces, one staff rest room, one reception area and a number of WC facilities and storage cupboards. For full details, please refer to the submitted General Arrangement Plan (ref: OPP1391407-DG-01-00-D-A-2000-P10-General_Arrangements).

4.5 The staff from the existing Hawthorn GP surgery who will be relocating to the new medical centre will temporarily work from the temporary proposed surgery. Therefore, there would be no loss of employment. There would be 12 full time staff and 26 part time staff.

4.6 Multiple patients would be seen at the same time across all of the GPs. Patient appointments would be for 1-15 minutes for consultation appointments. For treatments, it is envisaged that appointments would run for 20-30 minutes following a consultation.

4.7 The temporary surgery would be open from 8:00am to 8:00pm everyday of the week.

4.8 All patients were informed of the proposed temporary surgery relocation on 26th August 2026. Patients and ward councillors were notified prior to the submission of the application as a courtesy and to alleviate any unnecessary concern should they subsequently become aware of the proposal through the planning process.

Proposed Design

4.9 The building has been designed by Darwin Group. The design ensures that the structure can comfortably and safely accommodate seven consulting rooms and two treatment rooms, is accessible to all and close to parking facilities, and offers appropriate patient privacy.

4.10 The proposed building would be approximately 3.14m tall. The low-lying nature of the building would ensure that there are no adverse effects on the nearby residential properties to the north.



Figure 5. Indicative Visual of Proposed GP Surgery

4.11 The proposed roof would accommodate seven PV panels. Please refer to the proposed roof plan for further details (ref: OPP1391407-DG-01-00-D-A-2010-P1-Proposed Roof Plan).

4.12 The temporary building would comprise 12 modular units and would be constructed from the following materials:

- Long Wall Composite Fascia-Goosewing Grey
- Short Wall Composite Fascia-Goosewing Grey
- External Skirt-Goosewing Grey
- Columns/External Corners- Grey BS480000A05
- Windows_ Steel Blue Foil
- Doors- Anthracite Grey RAL 7016
- Access Ramps and Landings
- Cantilever Entrance Canopy

4.13 The materials used are sympathetic to the surrounding site and character. The materials and design of the building have been developed around the end user's needs. Patient privacy and safe access are key design principles for the GP Surgery. Please refer to the design and access statement for full details.

Layout

4.14 The building has been neatly sited to the northwestern corner of the car park. This ensures that it does not impact or interfere with the Asda superstore operation or functionality.

4.15 The site is a car park which have previously accommodated temporary structures as shown below in the Google Streetview and Site photograph.



Figure 6. Google Streetview 2025



Figure 7. Site Photograph August 2026

4.16 The proposed building has been located in the northwestern corner, neatly tucked away in the corner of the car park.

4.17 Although there are residential properties and community buildings surrounding the site, the proposed site is surrounded by trees which would act as a natural green buffer. Therefore, the low-lying modular structure should not result in any adverse impact to nearby buildings.

4.18 In relation to the proposed building layout, the GP surgery will comprise of 12 modular units, an external plant store/enclosure, external disposal hold, ramp access and 3 disabled

parking bays. Inside the building, there is a clear separation between public, clinical, staff and different service areas.



Figure 8. Proposed Floor Plan

Access

4.19 The Asda car park is currently accessed to the south of the A6010 Kirkmanshulme Lane via a single carriageway private access road measuring circa 9m wide. The proposed development would not affect the existing vehicular access arrangements serving the Asda car park and would not adversely impact the circulation, capacity or operation of the wider car park.

4.20 The existing site access arrangement is considered appropriate to accommodate the proposed development, given the low turning volumes anticipated to be generated when compared to the existing flows along the local road network (discussed further in Chapter 3), the suitable access visibility, and the absence of any identified emerging pattern of safety issues within the site vicinity..

4.21 The development has been carefully positioned to ensure that vehicle movements within the site can continue to operate safely and efficiently. A transport assessment has been undertaken to ensure the proposed GP Surgery would not result in adverse impact to existing access and the surrounding highway network.

4.22 The site is accessible via pedestrian/cycle from the north, west and south. No existing pedestrian routes would be affected by the proposed development.

4.23 National and regional cycle routes are also accessible within short distances of the site, providing the opportunity for future staff/visitors of the proposed GP surgery to suitably travel via cycle.

4.24 Bus stops are located along Kirkmanshulme Lane, the A6 Stockport Road and Stanley Lane, within a maximum distance of approximately 250m from the site.

4.25 The closest train stations to the site, Belle Vue Station and Ashburys Station, are located approximately 1.7km away, accessible by an approximate 7-minute cycle or 24-minute walk. Bus service 53 can be used to travel to both stations, and bus service 150 can be used to travel to/from Belle Vue Station.

4.26 The proposed site layout incorporates both stepped and ramped access, ensuring safe and convenient access for all users, including those with mobility impairments.

4.27 As shown below in figure 9, the development would provide inclusive, step-free access in accordance with relevant accessibility requirements. This would enable wheelchair users, pushchairs and people with walking aids to safely and comfortably enter and exit the surgery.



Figure 9. Indicative visual showing access into site

Parking

4.28 A parking survey was undertaken as part of the transport assessment. This demonstrated that the proposed GP surgery can be accommodated within the existing parking provision whilst maintaining a significant level of spare parking capacity.

4.29 Three disabled parking bays are proposed as part of the development. These are proposed to be located adjacent to the GP surgery next to the zebra crossing. These spaces will provide sufficient disabled parking close to the surgery. The wider Asda car park has disabled parking located closer to the store entrance; therefore, it was deemed more suitable to provide an additional three spaces in closer proximity.

4.30 The proposal removes the temporary use of 42 spaces on the Asda Superstore car parking site. Staff/visitor parking would not be allocated as part of the proposed development. The proposed development would utilise the existing parking on the Asda Longsight car park.

4.31 A total of seven bike parking hoops is proposed as part of the associated works serving the GP Surgery. The cycle parking is proposed to be sited at the front of the building in between the external plant and the ramp access to the west.

Servicing and Emergency Access

4.32 No ambulance bays are required for the temporary GP surgery. If emergency services are needed on site, the existing site access arrangements are considered to be suitable to enable the continued safe access and egress of emergency vehicles.

4.33 It is proposed that refuse collection for the proposed development will be undertaken via a private refuse collection arrangement as per the operation for the existing Asda supermarket. The refuse vehicle used to undertake collection will be no larger than the servicing vehicles that currently access the site, and therefore safe and suitable access is considered to be achievable.

Landscaping

4.34 The site currently has little ecological value. The site comprises existing hardstanding with existing soft landscaping to the west and north. This would not be impacted by the proposed development.

4.35 BNG is not required due to the site area, temporary proposal and the site being all hardstanding.

4.36 No significant ecological impacts are anticipated. Therefore, no further action will be required from an ecological point of view.

4.37 The proposed development does not require any trees to be removed in order to facilitate the new building.

5. PLANNING POLICY

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

5.2 The following section identifies the main relevant planning policies that accord to the proposed development as well as any material considerations:

- National Planning Policy Framework (2026)
- Manchester City Council Core Strategy (2012)
- Saved Polices of the Unitary Development Plan for the City of Manchester (1995)
- Greater Manchester Places for Everyone Joint Development Plan (2024)
- Design for Access 2 (2003) – accessibility standards for inclusive design

5.3 The relevant policies within the core strategy are as follows:

- Policy SP1- Spatial Principles
- Policy T1- Sustainable transport
- Policy T2- Accessible Areas of Opportunity and Need
- Policy EC1- Employment and Economic Growth in Manchester
- Policy EN1- Design Principles and Strategic
- Policy EN4- Reducing CO2 emissions
- Policy EN14- Flood Risk
- Policy EN16- Air Quality
- Policy EN18- Contaminated Land
- Policy EN19- Waste
- Policy DM1- Development Management

5.4 The relevant policies from the Unitary Development Plan are as follows:

- Policy DC26- Noise
- Policy E3.3- Environmental Improvement and Protection

5.5 The National Planning Policy Framework (NPPF) is a material consideration and states policies relevant for decision making. The most relevant policies for this application are:

- Chapter 1, Paragraph 17b
- Chapter 16, Policy HC4

6. PLANNING APPRAISAL

6.1 This chapter addresses the main policy objectives and any issues. The following will be considered against the proposed development:

- Principle of Development
- Design Principles
- Technical considerations

Principle of Development

6.2 The principle of the development should be supported, as the provision of temporary healthcare units during the construction of upgraded facilities aligns with both national and local policy.

6.3 The provision of a temporary GP is supported by policy HC4 from the NPPF. Policy HC4 states: *'Substantial weight should be given to the benefits where:*

a. New or improved public service infrastructure or community facilities would be provided; and

b. Development proposals would make a demonstrable contribution towards promoting good health, preventing ill-health, reducing health inequalities or supporting social interaction in the local community (such as, but not limited to, the provision of new recreation facilities, meeting places and opportunities to grow or purchase healthier food).

Local planning authorities, developers and public service providers should collaborate in a positive and proactive manner to identify and resolve key planning issues before applications for community facilities and public services infrastructure are submitted. Where appropriate local communities should be engaged in the design of proposals, including children and families where new or improved facilities for play are involved so that developments are inclusive and reflect user needs.'

6.4 Furthermore, paragraph 17b of the NPPF states that development should '*support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with* ***accessible community facilities****, public service infrastructure and open spaces that reflect current and future needs and* ***support communities' health, social and cultural well-being'***.

6.5 The proposal does help provide new and improved community healthcare facilities. The provision of the temporary GP would provide patients who live in the areas of Longsight, Levenshulme, Rusholme and Fallowfield, with GP appointments whilst the new and upgraded medical centre is being constructed.

6.6 The addition of new healthcare facilities helps make a demonstrable contribution towards helping local residents with good health and preventing ill health. The proposed GP surgery

has both consulting and treatment rooms present to ensure patients receive quick attention to health issues.

6.7 The Local Development Plan supports the provision of healthcare infrastructure as a key component for creating sustainable communities. The plans objectives are reinforced through the Places for Everyone Plan, including Policy JP-D1 (Design Principles), which promotes high-quality, accessible development that supports health and wellbeing and Policy JP-P6 (Health), which seeks to improve access to healthcare services and reduce health inequalities across Greater Manchester.

6.8 The proposal therefore accords with local planning policy, as the temporary GP surgery will ensure the continued delivery of primary healthcare services whilst the new Hawthorn Medical Centre is under construction, thereby supporting these policy objectives.

6.9 The proposed temporary healthcare facility provides an effective and necessary solution to maintain uninterrupted primary healthcare provision for the local community during the construction of the new Hawthorn Medical Centre. By accommodating healthcare services for a temporary period of up to 18 months, the development will ensure that patients continue to have access to essential medical services without disruption, increased waiting times, or any reduction in service capacity. The proposal therefore supports the continued health and wellbeing of local residents whilst facilitating the delivery of improved long-term healthcare infrastructure.

6.10 As such, the proposal accords with national and local planning policies that seek to support sustainable communities, health infrastructure, and the continued provision of essential healthcare services.

Design Principles

6.11 Although the proposed GP surgery is a temporary facility required during the construction of the new Hawthorn Medical Centre, careful consideration has been given to its siting, scale and appearance. The proposal has been designed to provide a functional healthcare environment whilst ensuring that any visual, operational and environmental effects are minimised throughout the temporary period of occupation.

6.12 The temporary building will be located on an existing area of hardstanding within the Asda Longsight car park, making efficient use of previously developed land and avoiding the need for significant groundworks or permanent alterations to the site. The structure has been designed with a simple, low-profile appearance, positioned discreetly within the corner of the car park to minimise its visual presence and ensure compatibility with the surrounding commercial environment.

6.13 The siting of the building has been carefully planned to maintain the safe and effective operation of the wider car park and surrounding uses. Pedestrian and vehicle movements will continue to function efficiently, with clear access retained for both Asda customers and patients attending the temporary GP surgery. As a result, the proposal will not adversely affect the amenity of neighbouring occupiers or the operation of existing uses within the locality.

6.14 The temporary GP surgery is essential to maintaining uninterrupted healthcare provision whilst the new Hawthorn Medical Centre is constructed. The development represents a proportionate and appropriate temporary intervention that responds positively to its context through its modest scale, functional design and unobtrusive siting. Consequently, the proposal accords with Policies EN1 and DM1 of the Local Plan, respecting the character of the surrounding area in terms of design, scale and appearance whilst reflecting the principles of good urban design.

6.15 A construction management plan has been submitted. Accordingly, the proposal complies with the requirements of Policies DM1 and SP1 and represents a sustainable and well-managed form of temporary development.

6.16 The building has been designed with the end user in mind. Patients require safe access, privacy and support when entering and spending time in the building. Additionally, the building has been designed the mitigate against crime. Therefore, the design incorporates the following designs:

- Ramp Access
- Windows with privacy measures
- Disabled Parking Bays
- Handrailing around building
- Paladin enclosure around external plant
- External lighting

6.17 Please refer to the submitted plans and design and access statement for full information.

Technical Considerations-

Access

6.18 The proposed development will utilise the existing site access arrangements, which are considered suitable to accommodate the scale and nature of the proposed GP surgery. No alterations to the existing access are required, and the development can be served effectively by the established access infrastructure.

6.19 A review of the local highway collision record has not identified any pattern or concentration of incidents that would indicate an existing highway safety issue in the vicinity of the site. The proposed development is therefore not expected to give rise to any adverse impacts on highway safety.

6.20 Overall, having regard to the anticipated level of traffic associated with the proposed use, the development can be accommodated within the existing highway network without resulting in a severe impact on the operation, capacity, or safety of the site access or surrounding roads.

6.21 The proposed development has been designed to provide safe, convenient and inclusive access for all users. The internal layout incorporates suitably sized corridors, consultation rooms and circulation spaces to accommodate wheelchair users, pushchairs and those with reduced mobility. Level and ramped access will be provided where necessary to ensure the building is fully accessible and compliant with relevant accessibility standards.

6.22 Overall, the proposals are considered to provide safe and suitable access for all users and are consistent with the objectives of national and local planning policy relating to accessibility, inclusivity and highway safety.

Parking

6.23 Parking surveys undertaken at the site demonstrate that the existing supermarket car park operates with a substantial surplus of parking capacity throughout the day.

6.24 Taking account of both the physical loss of parking spaces required to facilitate the development and the forecast parking demand associated with the proposed GP surgery, a significant level of spare parking capacity would remain available within the car park. The proposals would therefore not give rise to unacceptable parking pressure, nor would they result in overspill parking on the surrounding highway network.

6.25 It is therefore considered that adequate parking provision exists to accommodate the needs of both the proposed GP surgery and the existing retail use, ensuring the continued efficient operation of the site.

Transport

6.26 Traffic generation forecasts derived from the TRICS database indicate that the proposed GP surgery would generate relatively low levels of vehicular traffic. Whilst the development is expected to generate a maximum of 44 two-way vehicle movements within its busiest hour, this demand does not coincide with the recorded peak hour on the site access road.

6.27 Survey data identified a maximum observed flow of 425 vehicles per hour along the access road, whereas the highest existing flow during the GP surgery's peak demand period was only 287 vehicles per hour. When combined with development traffic, the resultant flow would be approximately 331 vehicles per hour, remaining comfortably below the maximum observed flow and within the capacity of the highway network.

6.28 The proposed development is therefore not expected to have a material impact on the operation, capacity, or performance of the local highway network.

6.29 In addition, the site occupies a highly sustainable location with good accessibility by a range of transport modes. Existing pedestrian and cycle infrastructure, together with regular local bus services and connections to the wider public transport network, provide realistic opportunities for staff, patients, and visitors to travel by sustainable means.

6.30 Overall, the transport impacts of the proposed development are considered to be acceptable, and the scheme accords with national and local planning policies that seek to

promote sustainable travel and ensure that development does not result in severe impacts on the transport network. The proposed development accords with policies DM1, SP1, CC5, T1.

Noise Impact

6.31 Th proposed development is not expected to give rise to any unacceptable noise impacts on surrounding land uses. A Noise Assessment has been undertaken in support of the application, which considers both the existing acoustic environment and the potential effects associated with the operation of the proposed GP surgery.

6.32 The assessment concludes that the development can operate without resulting in adverse impacts on the amenity of neighbouring occupiers. Any plant and equipment associated with the development can be designed and controlled to ensure that noise levels remain within acceptable limits.

6.33 Therefore, having regard to the findings of the submitted Noise Assessment, the proposal is considered acceptable in noise and amenity terms and accords with the requirements of Policies DM1 and DC26.

Air Quality Assessment

6.34 An Air Quality Assessment has been undertaken in support of the application to consider the potential effects of the development during both the construction and operational phases. During construction, there is potential for temporary air quality impacts arising from fugitive dust emissions associated with earthworks, construction activities and vehicle movements.

6.35 These potential impacts were assessed in accordance with recognised IAQM guidance, and a range of site-specific dust mitigation and management measures have been identified to minimise emissions during the construction period.

6.36 With the implementation of the recommended mitigation measures, the residual effects associated with dust emissions from construction activities are predicted to be not significant. In addition, the proposed building would be largely constructed off-site using modular construction methods, helping to reduce the duration and extent of on-site construction activities and associated air quality impacts.

6.37 The assessment also considered the operational phase of the development. Given the scale and nature of the proposed GP surgery, traffic-related emissions associated with the development are forecast to be minimal, and the resultant road traffic exhaust impacts are predicted to be not significant.

6.38 The Air Quality Assessment concludes that air quality considerations do not represent a constraint to the development. Subject to the recommended mitigation measures, the proposal would not result in unacceptable impacts on local air quality and is therefore considered to accord with the requirements of Policy EN16.

Coal Mining

6.39 The application site lies within a defined Coal Mining Reporting Area. However, available records indicate that there are no known underground coal mining workings, shallow mine workings, or coal seams requiring safeguarding beneath the site or within influencing distance of the proposed development.

6.40 Based on the available geological and hydrogeological information, it is considered unlikely that groundwater would be encountered at shallow depth.

6.41 A Coal Mining Risk Assessment prepared by Crossfield Consulting concludes that the proposed development would not be constrained by ground stability issues or risks associated with historic mineral extraction. The site is therefore considered suitable for the proposed development from a geotechnical and ground stability perspective.

Ecology & BNG

6.42 The proposed development is exempt from the requirement to demonstrate Biodiversity Net Gain (BNG), falling within the relevant de minimis and temporary development exemptions.

6.43 The site is of very limited ecological value, comprising predominantly existing hardstanding within a developed commercial environment. A small area of soft landscaping is located along the site boundary and would be retained as part of the proposals.

6.44 No significant ecological effects are anticipated as a result of the development, and no trees or other notable ecological features would be removed. The proposal is therefore considered acceptable in ecological terms.

Arboriculture

6.45 An arboricultural survey identified a total of 22 individual trees and one tree group within the survey area.

6.46 The proposed development has been designed to retain all existing trees, and no tree removal is required to facilitate the scheme.

6.47 As the development would be sited on existing hardstanding, excavation works within retained Root Protection Areas (RPAs) are not required and no significant below-ground impacts have been identified.

6.48 Limited above-ground interaction is anticipated in relation to canopy overhang from Trees T003, T004 and T010. However, canopy clearance exceeds 5.5 metres above ground level and no pruning works are necessary to accommodate the development.

6.49 Given the nature and location of the proposals, a separate Arboricultural Method Statement is not considered necessary. During the installation of the modular units, lifting operations will be supervised by a suitably qualified appointed person or banksman to ensure retained tree canopies are protected and accidental damage is avoided.

6.50 The development is therefore considered acceptable from an arboricultural perspective, with no adverse impacts on existing trees anticipated.

Flood Risk Assessment & Drainage

6.51 The site is located within Flood Zone 1 and is therefore at the lowest risk of flooding from rivers and the sea. Whilst areas of surface water flood risk have been identified to the south of the site, these do not encroach upon the proposed development area.

6.52 Given the temporary nature of the development and the absence of any significant increase in impermeable area, the proposed drainage strategy is to discharge surface water to the existing surface water drainage system without attenuation.

6.53 Roof drainage from the proposed building will be directed to an existing private surface water drainage network within the site.

6.54 A private foul sewer has been identified within the site, and the development is proposed to connect to this existing infrastructure, subject to the necessary approvals and agreements.

6.55 Accordingly, the development would not increase flood risk on or off site and suitable drainage arrangements can be secured to serve the proposed use. It can therefore be considered that the proposed development accords with policies EN14 and EN17.

Landscaping

6.56 The landscaping proposals have been designed to ensure that the development is safe, functional and accessible for all users.

6.57 Owing to the temporary nature of the proposed development, no additional soft landscaping is proposed. However, a range of hard landscaping features will be provided, including bollards, cycle stands, accessible parking bays, ramped access arrangements and a plant enclosure.

6.58 The development would be located within an existing supermarket car park and would not have an adverse effect on the character or appearance of the surrounding area. The site has previously accommodated temporary structures, including sales offices and NHS mobile screening units, demonstrating its ability to accommodate similar forms of development.

6.59 Full details of the landscaping proposals are provided within the submitted Landscaping Plan.

Lighting

6.60 An external lighting plan has been submitted alongside the application.

6.61 The proposals include the installation of 12 external light fittings on the building. These are required to ensure safe access and movement around the site during hours of darkness and to provide an appropriate level of security for patients, visitors and staff.

6.62 Given the scale and nature of the lighting proposed, no unacceptable impacts on neighbouring uses or the wider area are anticipated. Therefore, the proposal accords with policy DM1.

Vibration

6.63 Due to the site's proximity to the adjacent railway line, a vibration assessment was undertaken to determine whether vibration levels at the proposed GP surgery would comply with the criteria set out in HTM 08-01.

6.64 The assessment concluded that measured vibration levels are significantly below the relevant HTM 08-01 criteria.

6.65 As a result, vibration impacts associated with rail movements are expected to be low and would not adversely affect the operation of the proposed GP surgery, patient comfort, or staff wellbeing.

7. CONCLUSION

7.1 To conclude, the proposed development is for a temporary GP surgery with a range of consultation and treatment rooms.

7.2 The proposal will facilitate the delivery of the new Hawthorn Medical Centre by allowing GP services to continue operating from an alternative location for a temporary period of up to 18 months.

7.3 Without the provision of this temporary facility, the construction of the permanent medical centre could adversely affect service continuity and patient access. The proposal therefore provides significant public benefits by safeguarding healthcare provision, avoiding increased waiting times and ensuring uninterrupted access to primary care services for the local community throughout the construction period.

7.4 NHS Property Services undertook a comprehensive review of potential sites capable of accommodating the proposed temporary GP surgery. The site selection process considered a range of criteria, including the need to remain within the existing patient catchment area, accessibility for all users, sustainability credentials, availability of public transport connections, and the ability of the site to accommodate the operational and spatial requirements of the facility.

7.5 The proposed Asda Longsight car park was identified as the most suitable location. The site is located close to patients, benefits from excellent accessibility by foot, bicycle, public transport and private vehicle and has sufficient available space to accommodate the temporary GP surgery without adversely affecting the operation of the existing retail use. Furthermore, given the need to maintain continuity of healthcare services during the construction of the permanent medical centre, the site offers a readily available previously developed location that can be brought forward quickly with minimal site preparation works.

7.6 The submitted Transport Statement demonstrates that the proposed development can be accommodated without resulting in any severe impact on the operation or safety of the local highway network. Assessment of existing traffic flows confirms that, even when development traffic is included, vehicle movements would remain comfortably within the capacity of the access road and wider highway network.

7.7 Parking surveys have also demonstrated that the existing supermarket car park has a substantial surplus of parking capacity. Even after accounting for the loss of parking spaces required for the development and the forecast parking demand associated with the GP surgery, a significant reserve of parking would remain available. The proposals would therefore not result in unacceptable parking pressure or overspill parking within the surrounding area.

7.8 Having regard to the temporary nature of the development, the absence of any significant environmental, technical or highway constraints, and the substantial public benefits associated with maintaining uninterrupted healthcare services during the construction of the new Hawthorn Medical Centre, the proposal represents sustainable development and accords with the Development Plan when read as a whole. The development will ensure continued access to essential primary healthcare facilities for the local community whilst facilitating the delivery of the permanent replacement medical centre. Planning permission should therefore be granted.