ARUP

29 September 2026

6th Floor 3 Piccadilly Place
Manchester
M1 3BN
United Kingdom

t +44 161 228 2331
f +44 161 228 6879

arup.com

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir/Madam

Application for a Lawful Development Certificate: North Manchester General Hospital - Gallery Restaurant Improvement Project for Works under Schedule 2 (Part 7) of the Town and Country Planning General Permitted Development (England) Order 2015 (as amended).

This letter has been prepared on behalf of our client, Murphy Phillips Associates LLP (Murphy Phillips), to seek Lawful Development Certificate approval for North Manchester General Hospital Gallery Restaurant improvement works.

This cover letter is accompanied by the following documentation, which forms the submission pack:

Application Form;

Location Plan (3529-MPA-A-00001 REV:P2 - 21/08/26);

Existing Setting-out Plan (3529-MPA-00106 REV:P2 – 21/08/26);

Existing Ground Floor Plan (3529-MPA-A-00101 REV:P2 – 21/08/26)

Existing Roof Plan (3529-MPA-A-00105 REV:P2 – 21/08/26)

Existing Sections (3529-MPA-A-00300);

Existing Elevations (3529-MPA-A-00200 REV:P2 – 21/08/26);

Proposed Floor Plan (3529-MPA-A-01101 REV:P2 – 21/08/26);

Proposed Roof Plan (3529-MPA-01102 REV:P2 – 21/08/26);

Proposed Sections (3529-MPA-A-03300 REV:P2 – 21/08/26);

Proposed Elevations (3529-MPA-XX-XX-A-02200 REV:P2 – 21/08/26);

Diagrammatic 3D Phase Views (3529-MPA-ZZ-ZZ-SK-A-0900 REV:P2 – 21/08/26);

Demolition Plan (3529-MPA-A-01110);

Demolition Sections (3529-MPA-A-01112);

Demolition Elevations (3529-MPA-A-01111);

Demolition Roof Plan (3529-MPA-A-01113);

Proposed Containment Strategy (317321-HAH-XX-XX-D-E-06110 – P01);

Proposed Lighting Strategy (317321-HAH-XX-XX-D-E-06310 – P01);

Proposed Fire Alarm Strategy (317321-HAH-XX-XX-D-E-06710 – P01);

Drainage and Domestic Water Services (317321-HAH-XX-XX-D-M-05310 – P01);

Proposed Heating Strategy (317321-HAH-XX-XX-D-M-05610 – P01);

Proposed Ventilation Strategy (317321-HAH-XX-XX-D-M-05710 – P01);

Gallery Extension Existing Ground Floor Slab GA and Proposed Demolition (317330-HAH-XX-00-SK-S000101);

Gallery Extension Proposed Ground Floor GA (317330-HAH-XX-00-SK-S-00102);

Existing Gallery Extension and Toilet Block Roof GA and Proposed Demolition (317330-HAH-XX-01-SK-S-00101);

Gallery Extension and Proposed Roof GA (317330-HAH-XX-01-SK-S-00102);

Toilet Block Proposed Roof GA (317330-HAH-XX-01-SK-S-00103);

Planning Document (3529-MPA-XX-XX-RP-A-08010);

Stage 2 Structural Report (dated August 2026);

Mechanical, Electrical and Public Health (MEP) Stage 2 Report (dated August 2026); and

Acoustic Design Report (22362-RP-1-R0).

The statutory application fee (£396.00) has been paid electronically via the Planning Portal (ref: PP 15192819).

Site Location

The site is situated within the Gallery Restaurant (Gallery) on the North Manchester General Hospital (NMGH) campus, which is operated by Manchester University NHS Foundation Trust. Located centrally within the campus, the site is bounded by Central Drive to the south, Delaunays Road to the east, and the River Irk to the north and west. A Site Location Plan is provided in **Figure 1** below.

The site is located within the 'North Manchester' allocation under Policies EC4 and H3 of Manchester City Council's Core Strategy (adopted July 2012).

The site is in Flood Zone 1 and therefore there is a very low risk of fluvial and tidal flooding. The site is in an area with no risk of surface water flooding.

The site is not located within, nor near, a Conservation Area. The building is not listed, nor located within 300m of a Listed Building.

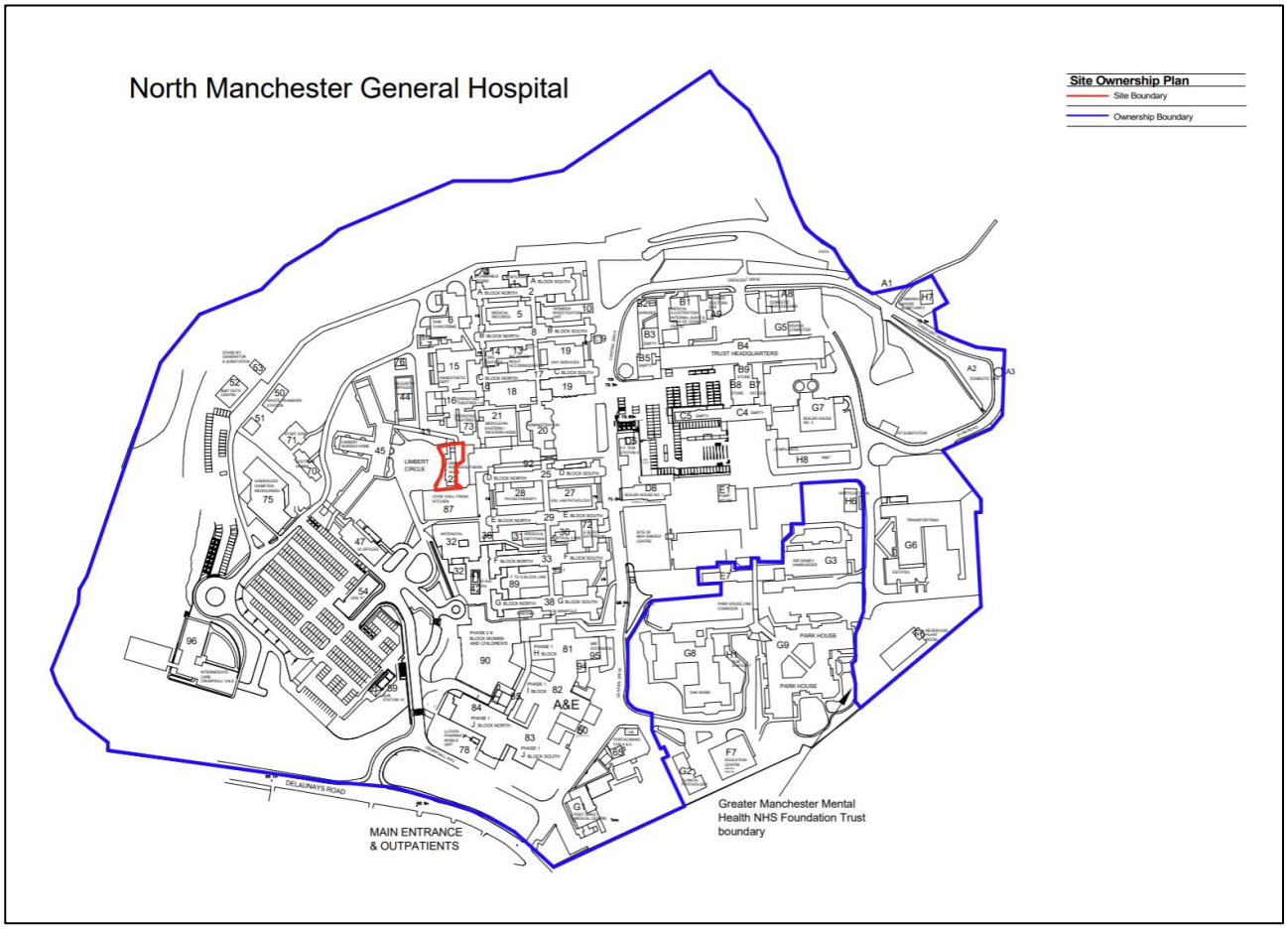


Figure 1: Gallery Restaurant Improvement Project Location Plan (Ref 3529-MPA-A-00001 REV:P2 – 21/08/2026)

Proposed Development

The proposed development is to undertake RAAC (reinforced autoclaved aerated concrete) eradication. The works are part of the national NHS RAAC eradication programme and will remove any structural risk within the Gallery. The full scope of works is outlined below:

- RAAC removal and roof replacement across affected areas.
- Replacement of exterior glazing and doors.
- New finishes to seating area, including flooring, wall and ceiling finishes.
- New finishes to adjacent WC's including new sanitaryware.
- Mechanical and electrical reinstatement in areas disturbed by RAAC removal, including lighting, emergency lighting, and fire alarm systems.
- Replace existing fire suppression system in the kitchen servery.
- Ventilation upgrades to ensure infrastructure is fit for purpose.

For full details on the proposed works, please refer to the submitted plans and documents.

Permitted Development

Hospital development benefits from certain Permitted Development Rights under Schedule 2, Part 7, Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 (hereafter referred to as 'GPDO').

Class M permits *'extensions etc for schools, colleges, universities, prisons and hospitals'*.

Consideration of permitted development rights (PDR) in relation to the proposed works is provided in **Table 1** below.

Table 1: Class M PDR Assessment

Class M - extensions etc for schools, colleges, universities, prisons and hospitals	**Comment**
Development not permitted *M.1 Development is not permitted by Class M* *(a) if the cumulative footprint of any erection, extension or alteration under Class M on or after 21st April 2021 would exceed the greater of –* *(i) 25% of the cumulative footprint of the school, college, university, prison or hospital buildings as it was on 21st April 2021; or* *(ii) 250 square metres;* *(b) in the case of a college, university, prison or hospital building, if any part of the development would be within 5 metres of a boundary of the curtilage of the premises;* *(ba), (c), (d) not relevant.* *(e) if the height of the building as extended or altered would exceed—* *(i) If within 10 metres of a boundary of the curtilage of the premises, [the lesser of the*	The proposed works would: • Not exceed 25% of the cumulative footprint of the hospital. • Not be within 5m of the boundary of the curtilage of the premises. • Not exceed 6m (full demolition and rebuilt) or the height of the existing building (alterations only) • Not include any rooftop structure. • Not be within the curtilage of a listed building. • Be used predominantly for the provision of medical or health services. Therefore, the scope of works adheres to the parameters of this section.

height of the building being extended or altered or] 5 metres; or *(ii) in all other cases, the height of the building being extended or altered;* *(iii) (ea) if the height of any rooftop structure would exceed 1.5 metres above the height of the new building or the building as extended or altered (as the case may be);* *(f) if the development would be within the curtilage of a listed building; or* *(g) unless—* (i) *in the case of hospital buildings, the predominant use of the existing buildings on the premises is for the provision of any medical or health services*	
<u>Conditions</u> *Conditions M.2 Development is permitted by Class M subject to the following conditions —* *a) the development is within the curtilage of an existing school, college, university, prison or hospital;* *b) the development is only used as part of, or for a purpose incidental to, the use of that school, college, university, prison or hospital;* *c) any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university, prison or hospital buildings;* *d) any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered* *(e) - (j) not relevant.*	The proposed works would: • Be within the curtilage of the hospital. • Be developed for a purpose incidental to the hospital. • Not be article 2(3) land meaning parts (c) and (d) are not applicable. These areas are those such as conservation areas. Therefore, the scope of works adheres to the parameters of this section.
<u>Procedure for prior consultation under Class M</u> *M.2A.(1) The following provisions apply where a developer is required under paragraph M.2(f) to*	Not applicable.

make an application to a local authority for a determination as to whether the prior approval of the authority will be required.	
Procedure for prior consultation under Class M *M.2B(1) Where a developer is required to carry out prior consultation under paragraph M.2(i) (iii), the developer must consult the Environment Agency as to the flood risks of the proposed development.*	Not applicable.

It is therefore considered that the proposed development can be undertaken under permitted development rights (PDR), under GDPO Part 7, Class M.

The demolition works only relates to the façade, excluding the structural columns, slab and foundations. It is therefore considered that prior approval for the demolition works from the local planning authority would not be required in this instance.

Conclusion

With the evidence submitted within this application, it is considered that there are no valid reasons for not granting a Certificate of Lawfulness for the proposed development comprising RAAC eradication and other associated improvement works at the Gallery within NMGH.

We trust the information contained within this letter and the supporting application documentation contains the relevant information you will need. However, should you require any further clarifications of information, please get in contact.

Yours faithfully

