

DELEGATED REPORT

Report by Helen Pressley	Date of report: 23/10/2025	Ref: 72319/FUL
Registration: 11/09/2025	LDFC: 03/10/2025	Expiry Date: 06/11/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIOT

Proposal: Variation of condition 2 (approved Plans) on planning permission 71698 - to include alterations to the fuel tank enclosure (1100mm above tank height), increase of 600mm of brick wall adjacent to fuel tanks, new and amended access points (including doors, gate, bridge, and dormer fire escape), relocation of hatch and ladder, and associated changes to walls and elevations

Location: Fairfield General Hospital, Rochdale Old Road, Bury, BL9 7TD

Description

The application relates to Fairfield General Hospital, Rochdale Road. The hospital site is bound largely by residential properties, with the River Roch and Broad Oak Wood to the South and Rochdale Old Road to the North. The main access to the site is from Rochdale Old Road, via Rough Hill Lane. This leads to Jericho Road that enables access to the wider site. A one way system is operated around the site.

The application site is an existing building located within the grounds of the hospital to the north of the A&E exit road and a car park and to the south of Rochdale old Road. Planning permission has been granted for alterations to existing building to accommodate 2 no. internal generators and 2 no. fuel tanks with surrounding fence, including new exhaust flues 1m above roof height.

This application seeks to vary condition 2 (approved Plans) on planning permission 71698 - to include alterations to the fuel tank enclosure (1100mm above tank height), increase of 600mm of brick wall adjacent to fuel tanks, new and amended access points (including doors, gate, bridge, and dormer fire escape), relocation of hatch and ladder, and associated changes to walls and elevations

Relevant Planning History

44321 - Demolition of existing nursery and erection of prefabricated modular building to form nursery - Approve with Conditions 19/05/2005

46815 - Construction of external fenced compound and installation of stand-by generator with 24 hour fuel tank - Approve with Conditions 27/09/2006

51546 - Erection of smoke particulate emissions control filtration unit for the coal fire energy plant - Approve with Conditions 04/09/2009

54442 - Two single storey extensions at ground floor level; internal remodelling to the existing Accident and Emergency Department. - Approve with Conditions 25/10/2011

62511 - Construction of a car park and associated access, footpaths, boundary treatments, lighting columns and landscaping. - Approve with Conditions 06/06/2018

65385 - Link bridge at first floor level to connect Wards 24 and 25 to the main hospital

street corridor - Approve with Conditions 30/06/2020

65466 - Extension at level 03 built on the existing flat roof to the South. - Approve with Conditions 24/06/2020

66197 - Installation of a VIE Compound containing a liquid oxygen vessel and two ambient vaporisers in order to supply medical oxygen to the hospital, perimeter security fencing and works to site and access - Approve with Conditions 12/02/2021

66815 - Erection of a facility for cold water booster tanks containing 2no. 125m3 water tanks, booster units and associated external works. - Approve with Conditions 21/09/2021

69513 - Erection of a new single storey ED modular unit extension - Approve with Conditions 07/12/2023

69880 - Prior approval for proposed demolition of existing two storey residential accommodation blocks, nos. 54, 55, 56 and 57 - Prior Approval Required and Granted 04/08/2023

70502 - Installation of a generator compound containing 2 no. generators and 2 no. fuel tanks with surrounding fence - Approve with Conditions 20/05/2024

70779 - Variation of condition no. 2 (approved plans) following approval of planning permission 66815: Replace 'Site Location Plan' and 'Design and Access Statement' to amend the proposed replacement tree planting locations - Approve with Conditions 11/07/2024

70979 - Installation of temporary car park - Approve with Conditions 27/09/2024

71654 - Variation of condition no. 2 following approval of planning permission 70979 - Amendment to car park surface material - Approve with Conditions 09/04/2025

71698 - Alterations to existing building to accommodate 2 no. internal generators and 2 no. fuel tanks with surrounding fence, including new exhaust flues 1m above roof height - Approve with Conditions 16/05/2025

71966 - Non-material amendment following grant of planning permission 66815 to replace decorative trees with wildflower meadow; 2no. Armco barriers; new flat paving to main entrance; Steps with brick wall coping and balustrade above and revised curblines - Approve 17/06/2025

Publicity

Letters sent to neighbouring properties 12th September 2025.

No representations received.

Statutory/Non-Statutory Consultations

Conservation Officer - No objection

Environmental Health - Pollution Control - No comment

Public Rights of Way Officer - No response

Greater Manchester Ecology Unit - No objection to the amended plans

Pre-start Conditions - Not relevant

Development Plan and Policies

CF1/1	Location of New Community Facilities
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
EN7/2	Noise Pollution
HT2/4	Car Parking and New Development
JP-P1	Sustainable Places
JP-P6	Health
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-S2	Carbon and Energy
JP-S5	Clean Air
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Layout and Design

UDP Policy EN1/2 seek to ensure that development proposals would not have a detrimental effect on the visual amenity and character of a particular area. PfE Policy JP-P1 aims to promote a series of beautiful, healthy and varied places.

As a health service body, the Trust benefits from Permitted Development rights contained within Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO).

The applicant confirmed under application 71698 which works they consider to fall under PD rights. The applicant considered that the new fuel tanks, mesh fencing, louvre panels and exhaust flues would require permission.

The following amendments to the approved scheme are proposed:

- A 120min Fire Rated enclosure to be installed around the fuel tanks to the south west corner of the building. This enclosure would be 1100 mm above fuel tank height.
- Door and ramp added to the rear of the existing building to provide access to plenum 2
- Location of escape hatch and drop down ladder amended from central location, to a location adjacent to the west side elevation of the building.
- Rear dormer, new fire escape door within dormer, and new bridge to connect this fire escape to the car park introduced.
- New gate added to security fence at the rear to allow access from/to the proposed fire escape.
- Existing wall adjacent to fuel tanks extended by 600mm in height to shield fire escape route. Wall extension height to brick dims: 600mm / 8 courses.
- Access points to fuel tank enclosure introduced at side.

The need to amend the approved plans has arisen following consultation with fire engineers which has raised aspects that need to be included to ensure the building meets fire safety regulations.

Overall the changes to the host building to accommodate the development would not amend the character of the wider hospital site, and the amendments set out above would not be overly dominant in the context of the proposal. It is therefore considered that the proposal would comply with the policy considerations set out above.

Other Matters

The proposed amendments to the layout and design to accommodate the required fire safety elements would not amend the overall layout, or principle of development. As such the assessments made under application 71698 stand in relation to amenity, access and parking, carbon and energy and air quality and ecology and BNG stand.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision

without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than 16th May 2028.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered DAY ZZ RF DR A 040113 P03, DAY ZZ XX DR A 040103 P04, DAY ZZ XX DR A 040111 P06, DAY ZZ XX DR A 040112 P02, DAY ZZ 00 DR A 040109 P02, DAY ZZ 01 DR A 040110 P03, DAY ZZ 01 DR A 040116 P02 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
- 3 The new louvre to be used on the external elevations shall be coloured "NHS Blue" RAL 5017.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design
- 4 Prior to occupation of the development hereby approved the applicant shall install 1no. bat box on the southern or western elevation.
Reason. To secure the satisfactory development of the site and ensure enhancements and net gains for biodiversity pursuant to policies JP-G8: A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 5 The car parking indicated on the approved plan DAY ZZ XX DR A 040103 Rev P04 shall be surfaced, demarcated and made available for use prior to the extension hereby approved being brought into use.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP 23/10/2025		HL - 29/10/2025	