

DELEGATED REPORT

Report by Helen Pressley	Date of report: 28/04/2026	Ref: 72500/FUL
Registration: 21/11/2025	LDfC: 27/12/2025	Expiry Date: 16/01/2026
Site Visit: 03/12/2025	Site Notice: 03/12/2025	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: PI
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIOT

Proposal: Erection of single storey resuscitation unit with single storey electric plant room erected on roof.

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.

Planning permission is sought for the erection of single storey resuscitation unit with single storey electric plant room erected on roof. The proposed extension would be located to the north east corner of the existing A&E department.

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

DELEGATED REPORT

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

72319 - 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 - Approve with Conditions 29/10/2025

72438 - Variation of condition no. 2 on planning permission 70502 (Installation of a generator compound containing 2 no. generators and 2 no. fuel tanks with surrounding fence): Best Available Techniques (BAT) guidelines are no longer applicable, the generators should now be assessed against the Medium Combustion Plant Directive (MCPD) - Approve with Conditions 19/11/2025

72566 - Replacement roof to boiler building and installation of photovoltaic panels - Approve with Conditions 09/02/2026

Publicity

Neighbour letters sent 21/11/2025

Site Notice 3/12/2026

No representations received

Statutory/Non-Statutory Consultations

Traffic Section - No comment

Conservation Officer - No objection

Environmental Health - Contaminated Land - Unforeseen Contamination condition requested.

The Coal Authority - The Planning Team would have no objection to the proposed development subject to the LPA imposing a suitably worded condition to ensure the development is acceptable and mitigate any potential adverse effects that the mineshaft ref: 383411-014 may pose.

Environmental Health - Pollution Control - No Comment

Greater Manchester Ecology Unit - There are no significant ecological issues associated with this development.

Pre-start Conditions - Agreed by applicant

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
HT5/1	Access For Those with Special Needs
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
JP-G2	Green Infrastructure Network
SPD11	Parking Standards in Bury
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.

Principle

UDP Policy CF1/1 generally looks favourably on proposals for additional or improved community facilities where these do not conflict with amenity or the local environment. PfE Policy JP-P6 confirms that improvements to health facilities will be supported, responding to the changing needs and demands of both existing and new residents including through enabling the continued enhancement and successful operation of our hospitals.

The submitted Planning Statement confirms that the proposal aims to modernise the department to meet current clinical, technical, and regulatory standards and would aim to address the Care Quality Commission (CQC) "must-do" requirements identified through recent inspections. The Planning Statement considers that the proposed extension and refurbishment would enhance both the functionality and safety of the Emergency Department, improving patient flow, staff efficiency, and the quality of care delivered within the facility.

Given that the proposal has come forward following inspections at the hospital it is considered that the proposal would provide support for health care facilities for the benefit of the local community and as such the proposal would support the policy considerations for improvements to health care facilities and would therefore comply with UDP Policy CF1/1 and PfE JP-P6.

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.

The proposed extension would be located to the side of the existing A&E department and would comprise a Resus Department, with Plant room proposed at first floor level. The proposal would infill an existing gap to the front/side of the building that is currently utilised as ambulance parking bays. It is proposed that these would be relocated to within the car park to the side of the site.

The proposed extension would be flat roof in design replicating the existing flat roofs that are visible on the same elevation. Facing brick work is considered to be an acceptable

external material for the ground floor. The use of grey cladding to the plant room would replicate the grey cladding located on the existing flat roof extension (54442) to the rear of the proposed plant room. The proposed windows and openings are considered to be suitably aligned.

The proposal would therefore comply with the Policy considerations set out above.

Amenity

UDP Policy EN1/2 - Townscape and Built Design seeks to ensure that the proposals for development are considered in relation to their relationship to the surrounding area, and the use of lighting.

Due to the location of the proposed extension, which is bounded by hospital buildings and car parks no residential amenity issues are foreseen in this instance.

Access and Parking

Policies JP-C5 and JP-C6 require streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport. In terms of parking standards Policy HT2/4 requires all applications for development to make adequate provision for their car parking and servicing requirements. Supplementary Planning Document 11 provides parking standards for developments. This is further supported through UDP Policy HT5/1 - Access for Those with Special Needs that encourages the provision of satisfactory access to public transport, car parks, pedestrian areas and public and private buildings for the mobility impaired and those with special needs.

Access, and existing pedestrian and vehicular movement around the site would remain as existing however the proposal would lead to the loss of 3no. parent and child parking spaces. Tracking indicates that 1no. disabled parking space would also be lost within this area.

The applicant seeks to re-provide the parent and child parking, and 1 no. disabled parking space on the road that directly faces A&E with access zones also shown.

As the applicant is seeking to reprovide the lost parking, adjacent to the existing A&E building no objections are raised to the proposal.

Ecology and Biodiversity Net Gain

PfE Policy JP-G8 states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. This is supported by Policy EN6/3 that seeks to retain, protect and enhance the natural environment and seeks to retain features of ecological or wildlife value. Paragraph 187 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment.

The extension does not impact any existing building features likely to provide bat roosting features and the building to be removed is very low risk for species such as bats and nesting birds. GMEU are satisfied that no further information or measures are required. The development will result in the loss of a small area of amenity grassland to development. Retained amenity grassland will be enhanced. There are no wildlife issues that require mitigation.

The development is not exempt from biodiversity net gain as more than 25sqm of vegetated habitat are lost. A metric has been provided that demonstrates that 10% net gain can be achieved by enhancing the some existing amenity grassland from poor condition to moderate condition. GMEU accept that this is feasible. GMEU would however note that there are some technical errors in the metric relating to strategic significance. The hospital in this location falls outside the GM Nature Network, therefore all baseline and post-development habitats are of low significance. This change results in an increased

percentage net gain on-site.

None of the habitat enhancement measures are considered to be significant, therefore a habitat management and monitoring plan is not required. Habitat enhancement measures should be controlled via a standard landscape and environmental management plan (LEMP) condition.

With regards discharge of the statutory condition, the developer will need to provide:

- The biodiversity gain plan and
- Final version of the metric.

With regards to wildlife, GMEU are satisfied that no mitigation or enhancement measures are required.

Land Stability

Paragraphs 187 and 196 of the NPPF seek to ensure that sites are suitable for its proposed use taking into account ground conditions, any risks arising from land instability and contamination.

The Coal Authority records indicate that within the application site there is an on-site mine entry (CA shaft ref: 383411-014). The exact position of this mine entry is recorded [Easting:383199; Northing: 411627] and the treatment details held for this mineshaft is that it was capped during construction of hospital circa 1995. Cap located August 2023. There is the potential that this mining feature could affect public safety and surface stability if the shaft has not been treated in accordance with current authoritative UK Guidance (CIRIA C758D – Abandoned mine workings manual).

The Coal Authority has an adopted policy that recommends that no buildings are over and / or within influencing distance of a recorded mine entry Building on or within the influencing distance of mine entries - GOV.UK However, they acknowledge that the proposed development is for the extension to an existing building and therefore it is unlikely that logistically or operationally, the extension can be moved.

A comprehensive ground investigation has been undertaken by the applicant to ensure the proposed extension is appropriate for its location and that any potential risks arising from land stability are fully understood and mitigated. Further works are planned to locate and assess the recorded mine shaft, and consultation with the Coal Authority will determine whether any capping or stabilisation works are required prior to construction in its vicinity. A condition has therefore been applied to the proposal that requires a scheme of intrusive investigations to be carried out on site to establish the risks posed to the development by past shallow coal mining activity namely mine shaft (Ref: 383411-014) and a scheme of mitigation.

Carbon and Energy

Policy JP-S2 sets out the steps required to achieve net zero carbon emissions.

The applicant has confirmed that the proposed extension has been designed to a modern specification consistent with current NHS estate standards, ensuring compliance with the latest Building Regulations (Approved Document Part L 2021) and relevant NHS Health Technical Memoranda (HTMs) and Health Building Notes (HBNs). These standards require a high level of thermal performance and energy efficiency, ensuring that the new extension operates efficiently and sustainably in compliance with the above policy.

Digital Connectivity

PfE Policy JP-C2 - Digital Connectivity - this policy requires development to have full fibre to premises connections unless infeasible or unviable, with multiple-ducting. Full fibre is available within the vicinity of the site if required.

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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 three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered 086745 CUR XX XX SK C 000001 P01, 5027299 RDG XX ST D GS 00000 P01, FGH2PE-GDA-V1-ZZ-DR-A-9901P06, FGH2PE-GDA-V1-00-DR-A-9901 P04, FGH2PE-GDA-V1-ZZ-DR-A-9902 P06, FGH2PE-GDA-V1-00-DR-A-9902 P04, FGH2PE-GDA-V1-00-DR-A-9903 P04, FGH2PE-GDA-V1-00-DR-A-9904 P02, FGH2PE-GDA-V1-ZZ-DR-A-9911 P04, FGH2PE-GDA-V1-ZZ-DR-A-9910 P03, FGH2PE-GDA-V1-ZZ-DR-A-9912 P07 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 external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 4 The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 5 Any soil or soil forming materials to be brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use.
Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.
The approved contamination testing shall then be carried out and validity evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.
Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).
- 6 No development shall commence unless and until;
a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity namely mine shaft (Ref: 383411-014); and
b) any remediation works and/or mitigation measures to address land instability arising from past coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.
The intrusive site investigations, remedial works and mitigatory measures shall be carried out in accordance with authoritative UK guidance.
Reason. The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 196 and 197 of the National Planning Policy Framework.
- 7 Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
Reason. The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 196 and 197 of the National Planning Policy Framework.
- 8 The replacement car parking indicated on the approved plan FGH2PE-GDA-V1-ZZ-DR-A-9912 P07 shall be surfaced, demarcated and made available for use prior to the development hereby approved being brought into use.
Reason. To ensure adequate on site 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.

- 9 No development shall commence unless details of a Landscape and Environmental Management (LEMP) been submitted to and approved by the Local Planning Authority. The approved plan only shall be implemented prior to the commencement of any works and maintained for the duration of the build out of the development.
Reason. Information not submitted at application stage. To ensure adequate habitat enhancement measures are implemented pursuant to Bury Unitary Development Plan Policies EN6/3 - Features of Ecological Value, EN6/4 - Wildlife Links and Corridors, Places for Everyone Joint Development Plan Policies JP-G2: Green Infrastructure Network and JP-G8: A Net Enhancement of Biodiversity and Geodiversity and Chapter 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP (JT)	28/4/26	DM	28.04.2026