

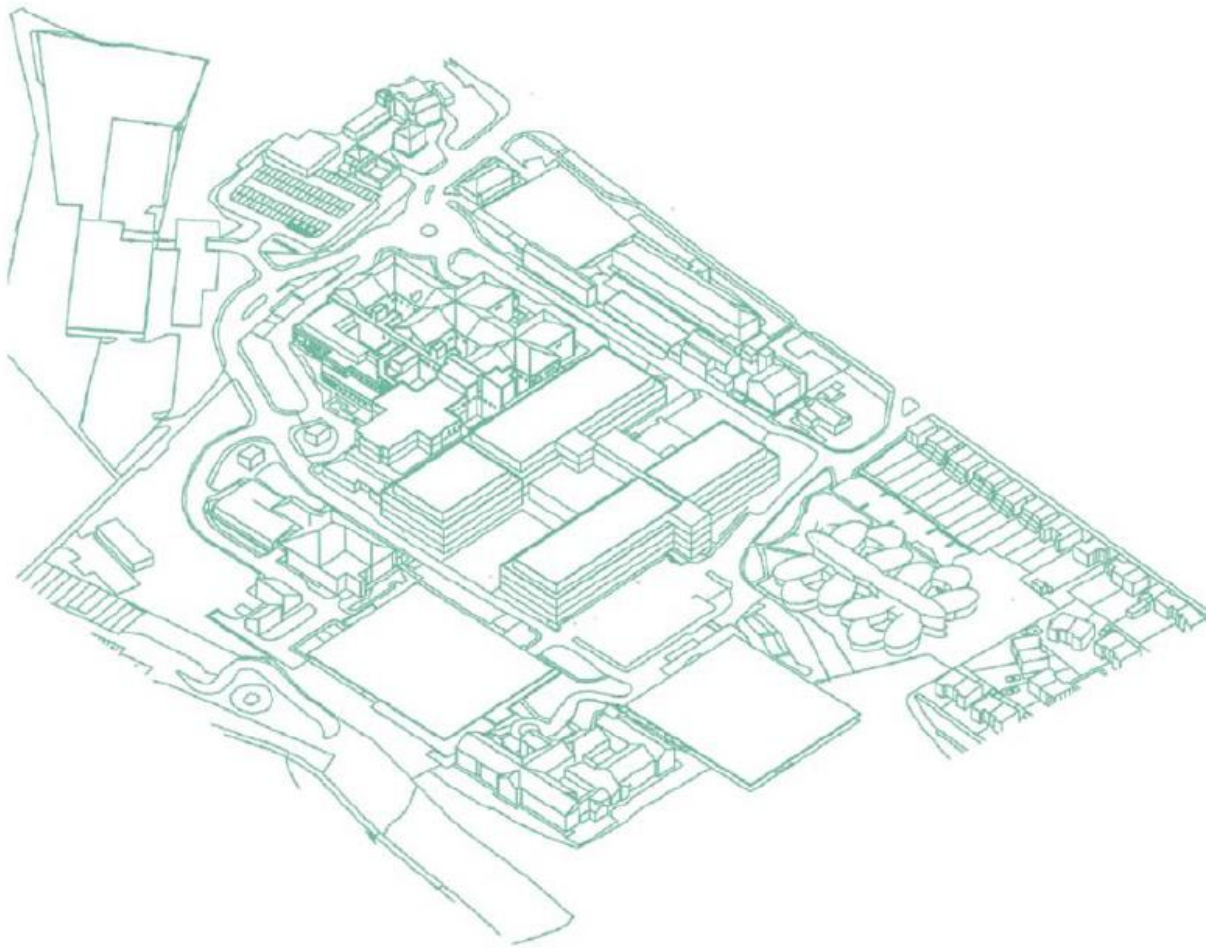
Northern Care Alliance NHS Foundation Trust

Fairfield Community Hospital Generator Works

Planning Statement Including Non-Designated Heritage Asset Statement

Reference:

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Contents

1.	Introduction	1
1.1	Planning Application Submission	1
1.2	The Applicant	1
1.3	Structure of This Report	1
2.	Site and Surrounding Area	2
2.1	Application Site and Surrounding Area	2
2.2	Planning History	2
2.3	Relevant Designations	3
3.	Proposed Development	3
3.1	Purpose for Development	4
3.2	National NHS Strategy	4
3.3	Full Proposed Works	4
4.	Planning Assessment	7
4.1	National, Regional and Local Planning Policy	7
4.2	Principle of Development	7
5.	Development Management Considerations	8
5.1	Design	8
5.2	Amenity	9
5.3	Parking	10
5.4	Preliminary Bat Survey	11
6.	Non-Designated Heritage Asset Statement	11
7.	Summary and Conclusions	13

Tables

Table 1: showing which elements benefit from Permitted Development and which require planning consent.	6
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Figures

Figure 2-1 Proposed Location	2
Figure 6-1 showing the Fairfield Hospital site circa 1894. The ‘distorted H shaped building represents a former union workhouse	12
Figure 6-2 showing the front elevation of the ‘distorted H shaped building’	12

No table of figures entries found.

1. Introduction

The report has been prepared by Ove Arup and Partners Ltd (Arup) on behalf of Northern Care Alliance NHS Foundation Trust (NCA) to support a planning application for the enabling works to install new generators, switchgears, and fuel tanks into an existing building at Fairfield General Hospital, Bury. The proposal acts as enabling works for the planned Phased 2 works as part of the wider Fairfield General Hospital masterplan strategy. The development of the masterplan is part of a Greater Manchester-wide transformation programme funded via Greater Manchester Health and Social Care Partnership.

1.1 Planning Application Submission

The application was submitted to the Local Planning Authority, Bury Council, via the Planning Portal and comprises the following documentation:

- Planning application forms and certificates;
- Existing and proposed scheme plans;
- Acoustic Summary;
- Air Quality Technical Note (to follow);
- Preliminary Bat Roost Assessment; and
- Planning Statement.

1.2 The Applicant

The applicant is the Northern Care Alliance NHS Foundation Trust who delivers healthcare excellence to over one million people across Salford, Oldham, Rochdale and Bury, as well as providing more specialist services to patients from Greater Manchester and beyond.

Patients and service users receive a range of integrated health and social care services at their home or in their community or be treated and cared for in one of their four hospitals – Salford Royal Hospital, The Royal Oldham Hospital, Rochdale Infirmary or Fairfield General Hospital in Bury.

The Trust has been recognised by numerous national awards in areas including Dermatology, Dementia, Patient Experience, Patient Safety, Scientific Innovation, and Staff Engagement.

The Trust's vision is that it will deliver the best quality and safest care to the communities it serves, which is underpinned by its values of caring, improvement, respect, and teamwork.

1.3 Structure of This Report

This Planning Statement provides a summary of the application and supporting documents. The report is structured under the following headings:

- Site and Surrounding Area;
- Proposed Development;
- Planning Assessment;
- Development Management Considerations;
- Non-Designated Heritage Asset Statement; and
- Summary and Conclusions.

The statement concludes that the proposal is in full compliance with planning policy and should be supported by Bury Council.

2. Site and Surrounding Area

This section provides a description of the proposal site and the immediate surrounding area. This is followed by a summary of the relevant planning history for the site.

2.1 Application Site and Surrounding Area

Fairfield General Hospital is located approximately 2.5km east of Bury Town Centre.

The wider hospital site is largely bounded by open countryside and designated Green Belt to the south and east with residential areas to the west and northeast.

The hospital grounds slope towards the south, but the application site is relatively flat.

The generators, switchgears, and fuel tanks will be installed into an existing building within the hospital grounds adjacent to an existing car parking area off Rochdale Old Road. The proposed development includes alterations to the building with a site area of 292 sqm, to accommodate the installation of these components (see Figure 1).

The surrounding area is made up of predominantly buildings, parking, and road networks ancillary to the hospital. The nearest residential dwellings are located approximately 50m to the north and 78m to the northeast of the site.

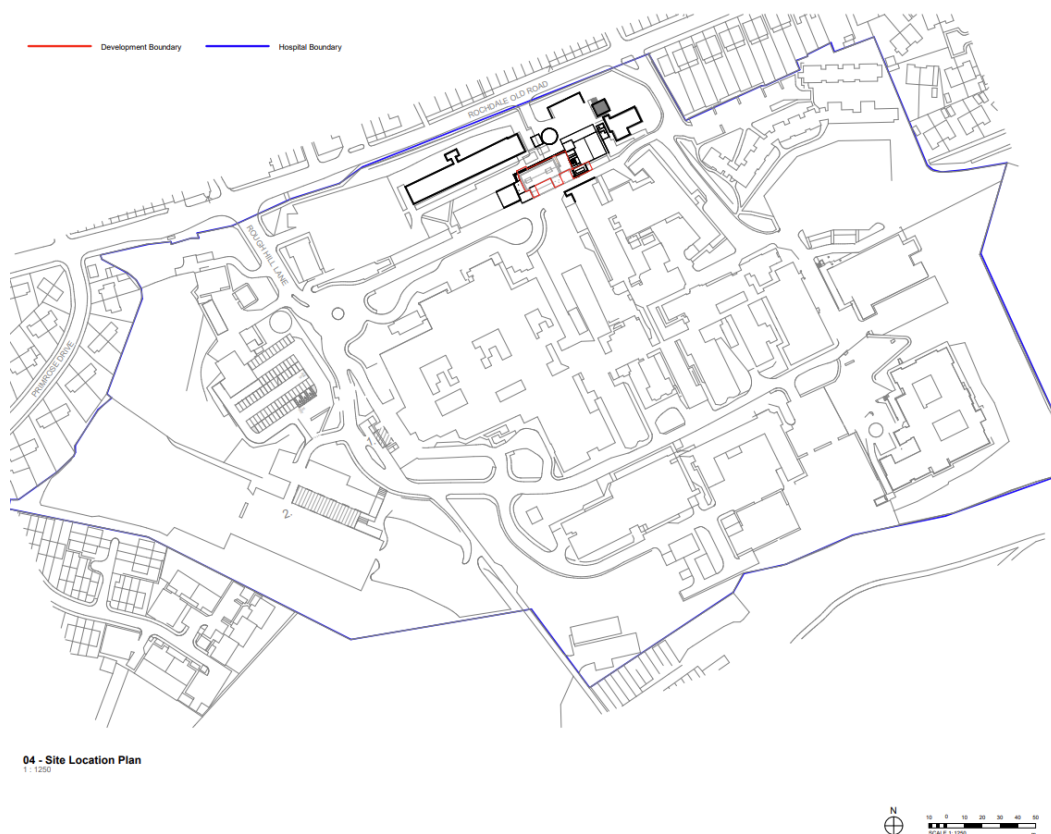


Figure 2-1 Proposed Location

2.2 Planning History

A search of Bury Council's planning applications register has identified x applications relevant to the site locations within the past 5 years:

- Ref. No: 70979 – Installation of temporary car park. Approved on 27th September 2024.
- Ref. No: 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. Approved on 11th July 2024.
- Ref. No: 70502 - Installation of a generator compound containing 2 no. generators and 2 no. fuel tanks with surrounding fence. Approved on 20th May 2024.
- Ref. No: 69880 - Prior approval for proposed demolition of existing two storey residential accommodation blocks, nos. 54, 55, 56 and 57. Approved on 4th August 2023.
- Ref. No: 69513 – Erection of a new single storey ED modular unit extension. Approved on 7th December 2023.
- Ref. No: 66815 – Erection of a facility for cold water booster tanks containing 2no. 125m³ water tanks, booster units and associated external works. Approved on 21st September 2021.
- Ref. No: 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. Approved on 12th February 2021.
- Ref. No: 65466 – Extension at level 03 built on the existing flat roof to the South. Approved on 24th June 2020.
- Ref. No: 65385 – Link bridge at first floor level to connect Wards 24 and 25 to the main hospital street corridor. Approved on 30th June 2020.

All the applications above were proportionate to the site and did not result in an adverse impact to the quality of the site. Application no. 69513 represents the Phase 1A work of the wider masterplan strategy.

2.3 Relevant Designations

The site is located within Flood Zone 1 (low risk of flooding).

The site sits in a coal mining reporting area. Mine entry, abandoned mines catalogue, a development high risk area, surface coal resource areas, mine entry potential zone of influence, and coal outcrops are present in the wider site area. However due to the proposal requiring no intrusive works, there would be no risk of disturbing these assets.

The site is not located within a Conservation Area or any land designations. The nearest listed building is outside of the hospital boundary, located 50m to the north. The site does not contain any Tree Preservation Orders and is not allocated in the Local Plan.

The Hospital is identified within the Adopted Bury Unitary Development Plan under Policy CF4 for possible future expansion. The Hospital has also been identified within 'Topic Paper 11' for the new emerging Local Plan as a critical service that will be encouraged to expand and diversify.

3. Proposed Development

The proposed development is primarily to serve as a backup generator to the hospital and enable aid in enabling Phase 2 of the sitewide masterplan strategy at the hospital. Planning permission is sought for the temporary demolition and alterations to an existing building including the installation of new fuel tanks in order to install 2no internal generators with switchgears into the existing building. The in-house generators will effectively replace the existing outside generator where the new fuel tanks will be located.

3.1 Purpose for Development

The rising demand for health care facilities has increased pressure within the existing hospital facilities which has prompted the need to expand the current hospital. The Phase 2 plan is designed to address the increasing demand by delivering a series of new hospital facilities, where the installation of the new generators, switchgears, and fuel tanks will be essential as backup support to the normal functioning of those facilities proposed in the plan. These new facilities will act as a back up power supply for hospital operations during emergencies. The proposed developments are crucial to facilitating their installation.

3.2 National NHS Strategy

The NHS Long Term Plan was published in 2019, setting out strategies that can “accelerate the redesign of patient care to future-proof the NHS for the decade ahead”.

The Long-Term Plan sets out a target to improve efficiency in community health services, mental health and primary care and sets out the planned investment which will improve these services. The strategy commits to increasing investment in community health services as a share of the total national NHS revenue spend across five years to 2024. The enabling works for the installation of generators, switchgears, and fuel tanks would enable the Phase 2 works and therefore aligns with the National Strategy by investing in community health services and mental health.

3.3 Full Proposed Works

The proposed works to accommodate the new generators, switchgears, and fuel tanks can be broken down into two elements:

- **Permitted Development:** elements of the proposed works that are subject to the general permitted development rights and those afforded to health service bodies, which do not need planning approval from Bury Council; and
- **The Proposed Development:** elements of the scheme that require formal planning approval from Bury Council.

The Proposed Development

Whilst the proposed enabling works generally benefit from permitted development rights, it is noted that the external alterations noted in the table below, the new fuel tanks and the new mesh fencing would require planning consent.

Permitted Development

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 elements considered to be permitted developments are outlined below, along with the corresponding sections from the GPDO that apply to them.

The proposed enabling works which involve alterations of the existing building generally benefits from Part 7, Class M, of the GPDO, which consists of the following wording:

Part 7, Class M – extensions etc for schools, colleges, universities, prisons and hospitals

Permitted development

M. *The erection, extension or alteration of a hospital building.*

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 [F4the relevant date] would exceed the greater of—

(i) 25% of the cumulative footprint of the school, [F5college,] university, prison or hospital buildings as it was on [F4the relevant date]; or

(ii) 250 square metres

(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 height of the building being extended or altered or) 5 metres.

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;

(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

Part 11, Class B – demolition of buildings

Permitted development

B. Any building operation consisting of the demolition of a building.

For the demolition of a small outbuilding within hospital grounds, the following considerations apply:

Size of the Building: If the outbuilding's external volume does not exceed 50 cubic metres, its demolition is not considered 'development' and does not require planning permission or prior approval.

It is considered that Part 7, Class M of the GPDO apply to the following elements, as they involve alterations to an existing hospital building and do not exceed the threshold that would prevent them from being permitted development. The table below also includes what elements would be considered as requiring planning permission:

Please see plan no 164224-DAY-ZZ-XX-DR-A-040111-Proposed Elevations-P02:	Permitted Development Under Part 7 Class M	Requiring Planning Permission
South Facing Façade 'Elevation A'	New windows with brown UPVC New gutter to match existing New external door NHS blue Existing stone work to be made good where required and re-pointed throughout New Rain Water Pipes (RWP) to match existing Existing stonework to be repointed throughout Removal of parking space x 1 to accommodate new fuel tanks Pipe re-routed through wall	New Fuel Tanks replacing existing generator Welded mesh fence extended to suit new fuel tank enclosure (fence over 1m adjacent to a highway)
North Facing Façade 'Elevation B'	External walls – vegetation to be removed and walls cleaned throughout. Existing external brickwork to be re-pointed New RWP to match existing New gutter to match existing	Grey mended security fence (above 1m)

		adjacent to a highway)
West Facing Façade ‘Elevation C’	Existing render to be removed and re-applied New gutter to match existing Infill brick wall New exhaust flues (height to not exceed 1m above highest point of roof)	Louvre panel with 2 x 910 doors integrated into panel New louvre to upper and lower walls. Size and colour TBC.
East Facing Façade ‘Elevation D’	New lead flashing between adjoining roof and existing wall External walls – vegetation to be removed and walls cleaned throughout. Existing external brick to be re-pointed. Existing brick gable to be rebuilt to make good and repair	New louvres
Please see plan no 164224-DAY-ZZ-RF-DR-A-040113-Proposed Roof Plan-P02	New gutter to match existing Broken slates to be replaced and slipped slates refixed. New slates to match existing Vegetation to be removed ‘ramp’ cleaned and made good were required. New lead flashing between adjoining ‘ramp’ and existing wall. Grey slate Pitch of mono roof to be revised relative to new louvres	N/A

Table 1: showing which elements benefit from Permitted Development and which require planning consent.

The proposed enabling works include the enlargement of a slab at the eastern corner of the site boundary. This is necessary to accommodate the installation of new fuel tanks inside the building and will require the removal of 1no parking space adjacent to the site boundary. As a compensatory measure, provision will be made for 3no new parking spaces outside the site boundary, within the hospital grounds. Please see plan no 164224-DAY-ZZ-XX-DR-A-040103-Proposed Site Plan-P02.

The proposed removal of one parking space and the addition of three new spaces within the hospital grounds would be considered minor alterations, requiring no substantial engineering works and resulting in no material change to the land's use, traffic patterns, or drainage with parking being incidental to the hospital. As such, these works fall under permitted development and do not require formal planning permission. The addition of three parking spaces would positively impact this area of the site, as well as contribute to the overall functionality of the hospital on a day-to-day basis.

The proposed demolition of the outbuilding complies with the criteria set out in Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015. As the structure has an external volume of less than 50 cubic metres and is not subject to any of the specified restrictions contained

within Class B.1, planning permission or prior approval is not required for its demolition. The installation of the new generators, switchgears, and fuel tanks, as well as any internal alterations will all be carried out within the existing building, therefore do not require planning permission.

4. Planning Assessment

This section provides an assessment of the proposal against relevant national, regional and local planning policies. A summary of the relevant policy documents is provided, followed by an assessment of the principle of development and detailed development management matters.

4.1 National, Regional and Local Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications have to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The adopted Development Plan for Bury Council comprises the Unitary Development Plan (UDP) (adopted February 1997). The Development Plan also includes supplementary planning documents. Bury Council are in the process of producing a new local plan which will replace the UDP, however, this plan is still being drafted.

The Local Development Plan also comprises the Places for Everyone (PfE) Joint Development Plan. The PfE is a regional plan that has been produced by the Greater Manchester Combined Authority as a long-term plan of nine Greater Manchester districts and was adopted in March 2024. It has since replaced part of the existing policies within the UDP, as detailed in the following section. The PfE provides strategic planning policies and allocations across the nine Greater Manchester Local Authority areas, including Bury. It focuses on strategic issues at a regional scale, including healthcare.

The NPPF states that Local Authorities are required to have up-to-date local plans. For decision-taking where the local plan is outdated, decisions should be made using policies set out in the NPPF. Since the UDP is over 20 years old, the NPPF generally takes precedence over the policies outlined in the UDP.

The National Planning Policy Framework February 2025 (amended) (NPPF) is a material consideration in the determination of planning applications in England. The NPPF sets out the government's planning policies for England and how these should be applied, providing a framework within which locally prepared plans can be produced.

The following sections provide an assessment of the principle of development followed by detailed development management matters.

4.2 Principle of Development

The following principles of development are considered in relation to planning policy, with detailed considerations set out in the following section.

The application seeks planning permission for the enabling works to install new generators, switchgears, into an existing building with new fuel tanks adjacent within the existing hospital grounds.

National Planning Policy Framework

Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development. For decision-taking this means:

- Approving development proposals that accord with an up-to-date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - The application of policies in the NPPF that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The proposal accords with Paragraph 98 of the NPPF, which seeks to ensure that planning policies and decisions support the delivery of local strategies to improve health and well-being, with consideration of the location of community facilities.

The proposal is supported by Paragraph 101 in the NPPF, which states that Local Planning Authorities should work proactively and positively to ensure faster delivery of public service infrastructure, such as hospital facilities.

The proposal accords with Paragraph 128 of the NPPF, which states that Local Planning Authorities should support proposals to make more effective use of sites that provide community services, such as hospital facilities, provided this maintains or improves the quality-of-service provision.

Furthermore, according to Paragraph 232 of the NPPF, due weight should be given to existing policies within the Local Plan according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Places for Everyone

The proposal accords with Policy JP-P6 (Health), which supports the reduction of health inequality through new development, maximising health and wellbeing and improving health facilities through the provision of new developments, continued enhancement and successful operation of hospitals and greater integration of health and social care. The proposal supports Phase 2 development to enable the functioning of new hospital facilities.

Bury Unitary Development Plan

The proposal aligns with Policy CF4 which states that improvements to existing healthcare facilities will be considered favourably by the Council. Additionally, Policy CF4/1 identified possible future expansion of Fairfield General Hospital. Although Policy CF4 has now been replaced by Policy JP-P6 of the PFE following its adoption, this indicates that proposals for facilities associated to hospital expansion are considered appropriate regarding the Bury Unitary Development Plan.

5. Development Management Considerations

This section provides an assessment of the development against development management considerations.

5.1 Design

The NPPF places significant emphasis on the importance of good design in achieving sustainable development. Paragraph 135 seeks to ensure that developments will function well and add to the overall quality of an area over their lifetime, are visually attractive as a result of good architecture, optimise the potential of a site and create places that are safe, inclusive and accessible.

Paragraph 135 states that developments should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Policy CF1/1 of Bury's UDP considers the scale and size of new community facility proposals and Policy EN1 states that the Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment. Policy JP-P1 of PFE, emphasises that the design of community facilities should be distinctive, responsive to local character, promote social inclusion, and ensure accessibility for all.

The proposed enabling works for the generator installation are designed to be non-intrusive, involving only minor alterations to an existing building. A detailed outline of the proposal is provided in Section 3.3 above.

While the installation of the louvres will introduce materials that differ from the existing structure, the impact on the building's character is not considered significant. Given that the building is currently in a state

of disrepair, these minor external alterations are intended to enhance its condition and restore its appearance whilst also providing functional support for the internal generators. Additionally, the proposal will not have an undue impact on the wider area.

The development aligns with relevant design standards and complies with the NHS's operational and safety requirements for a project of this nature. Furthermore, the completed alterations will not exceed the height of other structures within the hospital grounds and will remain within the existing building footprint, ensuring that views from nearby residences remain unaffected.

The new fuel tanks would replace an existing generator and would be fenced off with an extension to the existing fence. It is considered that their impact on design would be similar to that of the generator and existing fence in scale and massing.

It is therefore considered that the proposed development does not give way to any adverse impacts and is therefore in accordance with policy.

5.2 Amenity

Paragraph 135 of the NPPF states that developments should be designed with a high standard of amenity for existing and future users.

Policy JP-P1 of PfE requires that all developments to respect the character of the locality, ensure high-quality design, and promote sustainable, healthy, and visually stimulating environments that protect residential amenity and improve the local environment. Similarly, Policy CF1/1 of Bury's UDP, states that the location of new community facilities should consider the impact on residential amenity and the local environment.

5.2.1 Noise Impact

The Generators are housed in sound attenuated enclosures designed to reduce sound levels to comply with the latest European Community Noise Directive 2000/14/EC; and offered with Installation and Testing Facility Provided by Experienced Engineers. As the generators are housed within individual plantrooms, acoustic equipment shall be supplied and fitted for each generator to achieve 80DbA at 1m (please see accompanying Acoustic Summary). This shall include:

Air Inlet Attenuator

The assembly has approximate dimensions of 1000 mm in length, 2040 mm in width, and 2400 mm in height and includes fixed blade weather louvers. It will be finished with a semi-gloss paint coating and will feature a motorised louver, extending the length by an additional 200 mm. Additionally, a fusible link fire damper, measuring 200 mm in length, 2500 mm in width, and 1500 mm in height, will be installed within the bulkhead wall.

Air Extract Attenuator

The assembly has approximate dimensions of 1500 mm in length, 1890 mm in width, and 1800 mm in height and includes fixed blade weather louvers. It will be finished with a semi-gloss paint coating and will feature a gravity flap louver, extending the length by an additional 200 mm. Additionally, a fusible link fire damper, measuring 200 mm in length, 1690 mm in width, and 1800 mm in height, will be installed within the bulkhead wall.

Plenum

Flexible duct to connect the attenuator to the engine radiator.

Exhaust Silencers & Flue

The mild steel exhaust silencer features a side inlet and an end outlet, finished with heat-resistant black paint. It includes internal mild steel exhaust pipework, with a twin-wall flue extending from the silencer to penetrate the plant room wall or roof. The flue is finished externally at the penetration point with an angled outlet. Additionally, the assembly includes exhaust closing plates made of aluminium, an exhaust frame, and internal-only lagging and cladding.

The generators are proposed as backups and will not be operational other than in the event of a power failure from the grid, of which, it would be unlikely to run at 100% capacity. They will be tested once a month under a low capacity and will only be tested at 100% capacity once per year for 90 minutes during the day-time for testing. As such, considering the distance from nearby residential receptors which contains a car park and a road buffer in between and their location within a busy operational hospital site, coupled with the fact that any noise produced from the generators will be for a short period during the day-time on a monthly and annual basis, or in the event of a power failure from the grid, it is therefore considered that any impact to neighbouring amenity would be de-minimis.

The installation and subsequent operation of the proposed generator compound will not result in any adverse impacts on the amenity of hospital buildings, nor will it produce any significant noise or disturbance to affect its surrounding areas.

5.2.2 Air Quality

An Air Quality technical note shall be submitted in due course and shall provide an overview of relevant legislation, policy and guidance, baseline air quality in the area, identify nearby sensitive receptors, and provide a qualitative review of potential air quality, carbon and energy impacts arising from the testing of the generators. In the meantime, the below seeks to justify the backup generators against policy JP-S2 of PfE.

The proposed development involves the installation of new internal back-up emergency generators at the hospital. This generator is a critical infrastructure component, ensuring uninterrupted power supply during outages.

Compliance with Policy JP-S2: Carbon and Energy

Energy Demand Minimisation & Efficiency Maximisation:

- The generator is intended for emergency use only and will not operate continuously, thereby minimising overall energy demand.
- The generator will be specified to meet the hospital's emergency power needs with optimal fuel efficiency and minimal emissions.
- A modern, high-efficiency diesel engine will be used to comply with the latest emission standards.
- Where feasible, load management strategies will be employed to optimise generator operation and reduce unnecessary fuel consumption. (Note this can be demonstrated through the site wide energy monitoring platform)

Justification for Generator Selection:

- Diesel generators remain the most viable option for emergency power due to their reliability, rapid response time, and ability to provide sustained power output under critical conditions (And meet the compliance standards stated in HTM 06-01)
- Alternative power solutions (such as battery storage or gas generators) were considered but deemed unsuitable due to hospital load requirements, operational reliability concerns.

The proposed diesel back-up generator is a necessary infrastructure component to ensure hospital resilience and patient safety. While not a conventional energy-consuming development, measures have been taken to optimise efficiency and minimise environmental impact where feasible. The installation aligns with policy objectives where practical, with justifications provided for areas where full compliance is not applicable.

5.3 Parking

Paragraph 108 of the NPPF suggests that development proposals should integrate patterns of parking to the design of schemes and contribute to high quality places.

Policy JP-P1 of PfE requires all developments to ensure adequate provision for traffic and car parking, promoting efficient movement, accessibility, and minimal effort for users. Policy JP-C8 mandates that new

developments, including hospitals, to make adequate car parking provision, including spaces for disabled drivers and passengers, ensuring the parking is well-integrated, unobtrusive, and adaptable to future demand.

Policy CF1/1 of Bury's UDP makes clear that location of new community facilities should consider the impacts of traffic generation and car parking provisions. This policy has now been replaced by Policy JP-P1 and JP-P3 (which relates to Cultural Facilities) of PfE. Policy HT2/5 states that the council will seek to ensure an adequate level of public car parking provision in the town and district centres and Policy HT2/6 (now replaced by Policy JP-C8 of PfE) states that all development proposals should provide replacement of any car parking spaces lost as a result of the development.

As outlined in Section 3.3 of this Planning Statement, there will be a net increase of 2no parking spaces outside of the site boundary within the hospital grounds to compensate for the loss of 1no parking space for the fuel tanks. The alterations to car parking spaces benefit from permitted development rights and would improve the overall convenience for cars to park within the hospital and access adjacent main roads. There will be no loss in disabled spaces or EV charging points. It is also noted that the development itself will not create any travel demand.

5.4 Preliminary Bat Survey

A Preliminary Bat Roost Assessment has been undertaken by Arbtech to assess any potential impacts on bats as a result of the proposal. A summary of the survey findings is provided below.

The site does not contain habitats suitable for bat foraging or commuting. However, it is connected to higher-quality habitats in the surrounding area through scattered urban trees. These areas are likely to provide micro-climatic conditions that support invertebrates, which in turn serve as foraging opportunities for local bat populations. Notably, the site is connected to lines of semi-mature urban trees extending to woodland beyond, enhancing the continuity of vegetated linear features in the wider landscape. Bats are known to use such linear features to navigate between foraging areas and roost sites. Despite this, the site itself is unsuitable for foraging or commuting bats due to the building's structure, the lack of vegetation, and the semi-mature trees nearby are well-lit by street lighting associated with the broader Fairfield General Hospital site, which likely reduces their suitability for bat activity.

The buildings affected by the proposed development were assessed for their potential to support bat roosts.. No evidence of bat roosting was found in or on this building.

The proposal is therefore unlikely to impose impact on bats and it is considered that a full bat survey would not be required at this stage. Further details can be found in the Preliminary Roost Assessment (ref: PRA - Fairfield General Hospital, Rochdale Old Road, Bury BL9 7TD v1.0 Issue) attached to this application.

6. Non-Designated Heritage Asset Statement

The Bury Local List identifies the former Bury Union Workhouse (also known as the Redvales workhouse or Jericho Institution) as a Non-Designated Heritage Asset (NDHA). This covers a number of buildings located within the Fairfield Hospital grounds and as such merits conservation. This statement shall assess how the proposal relates to the NDHA.

The first Former Bury Union Workhouses were built in 1775. A new workhouse was opened at Jericho in 1857 and was renamed the Jericho Institution in 1929. In 1948, the site as a whole became Fairfield Hospital and newer buildings have since been erected around the workhouses to form the existing hospital. Of relevance to the application site, Figure 6-1 below is a map from 1894. The distorted 'H' shaped building to the right was a former workhouse and today forms wards 29 and 30 and the Pennine Care occupied children's outpatients (see Figure 6-2). The building is built of natural stone with a traditional slate roof and has been modernised externally with UPVC windows, doors and extensions.

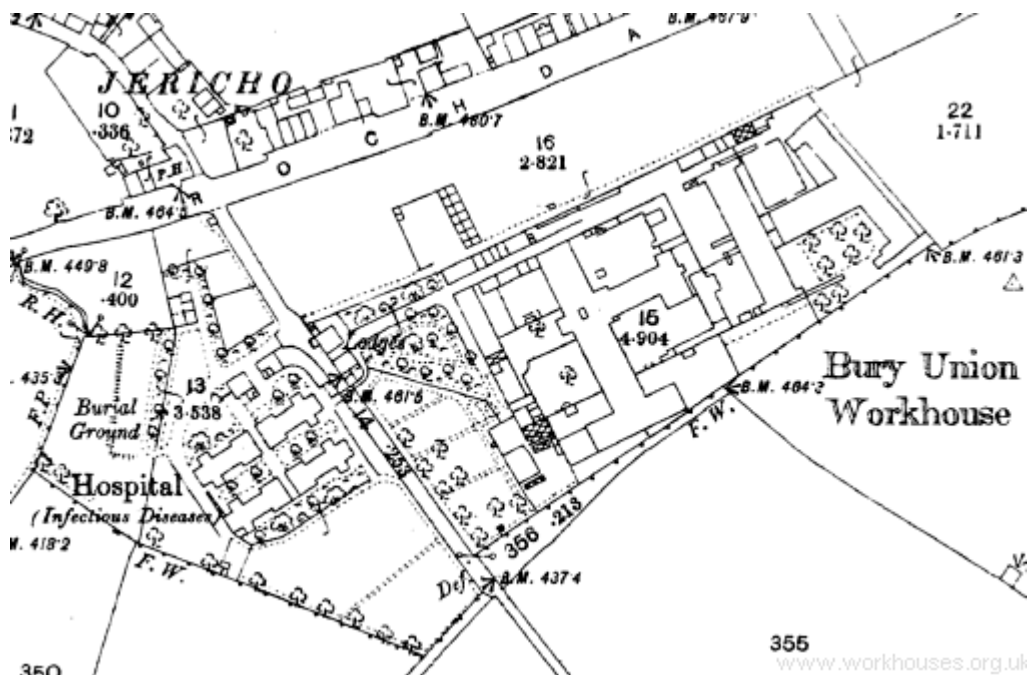


Figure 6-1 showing the Fairfield Hospital site circa 1894. The 'distorted H shaped building represents a former union workhouse

(Source: <https://www.workhouses.org.uk/Bury/>)



Figure 6-2 showing the front elevation of the 'distorted H shaped building'

Bury's emerging Local Plan includes Policy Direction BH6 which focuses on NDHAs. It proposes that the Local Plan should include a policy that seeks to ensure that, in considering proposals that have the potential to affect non-designated heritage assets contained on the 'Local List', the Council should make a balanced judgment taking account of the potential harm and benefits arising from the proposal. This concurs with Paragraph 216 of the NPPF which sets out that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets of which there are none within close proximity of the site.

There are a number of processes through which non-designated heritage assets may be identified, including the local and neighbourhood plan-making processes and conservation area appraisals and reviews. It is important that the decisions to identify them as non-designated heritage assets are based on sound evidence.

It is understood that the original ‘distorted ‘H’ shaped’ workhouse is located approximately 10m to the southeast of the sites. The elevation facing the workhouse to the southeast of the site will only have amendments that are in keeping with the existing character (as outlined in section 3.3) and the eastern elevation where the louvres would be installed would be largely obscured from view. As outlined in section 5.1, the proposal has been carefully designed ensuring it does not deviate from the character of the surrounding area and buildings in an unacceptable manner with regard to scaling and materiality. It is not considered that the development presents any harm to the NDHA workhouses in the vicinity of the site.

7. Summary and Conclusions

This report has been prepared by Ove Arup and Partners Ltd (Arup) on behalf of Northern Care Alliance to support a planning application the enabling works to install new generators, switchgears, and fuel tanks into an existing building at Fairfield General Hospital.

The proposal is considered to be in full accordance with national and local planning policy, and should therefore be approved by Bury Council for the following reasons:

- The principle of development adheres to the NPPF, PfE and Bury Council’s Unitary Development Plan policies by supporting the improvement of healthcare facilities at Fairfield General Hospital.
- The proposed building alteration works will enable future expansion of hospital facilities at Fairfield Hospital and support the healthcare of local patients.
- The proposal accords with the NPPF, which seeks to ensure that established services are able to develop and modernise and are retained for the benefit of the community (Paragraph 98), and which states that Local Planning Authorities should work proactively and positively to ensure faster delivery of public service infrastructure, such as hospital facilities (Paragraph 101).
- The proposal is non-intrusive and will provide benefits for the long-term operation of Fairfield Hospital, which will then provide socially sustainable benefits at the regional, local and site scales.

It is therefore considered that the application should reasonably be approved by Bury Council in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.