

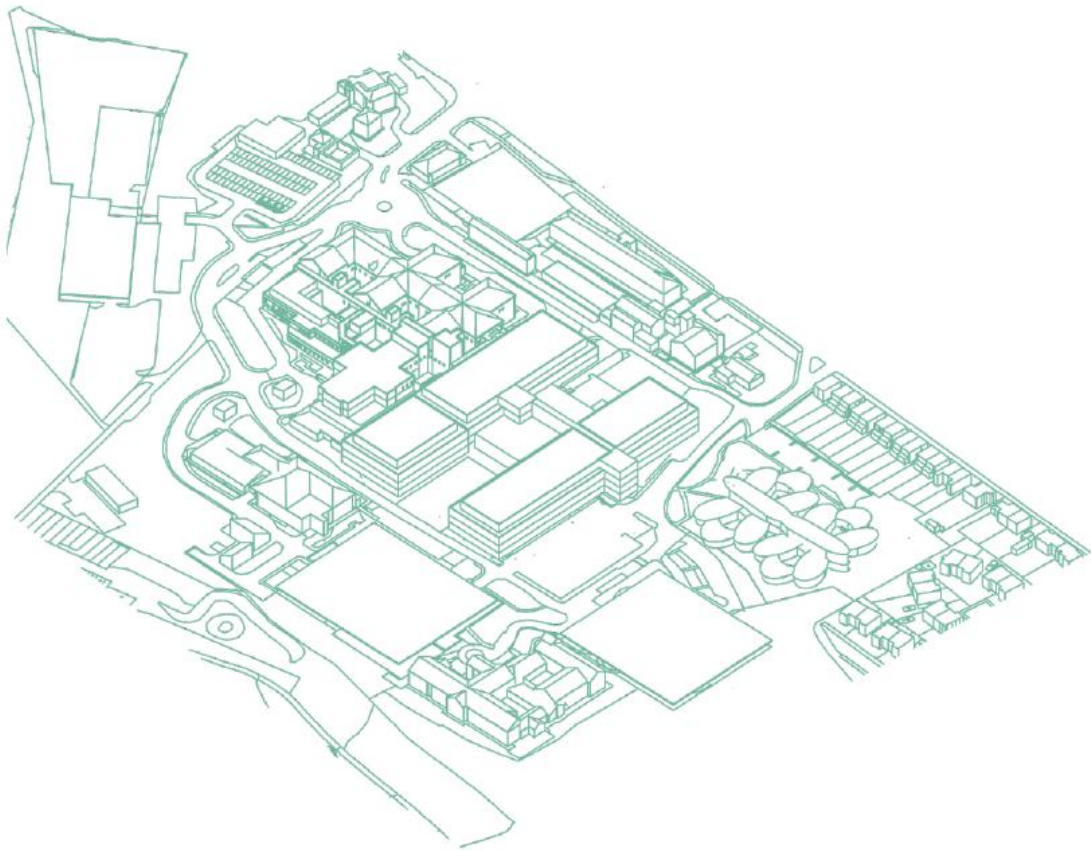
Northern Care Alliance NHS Foundation Trust

Fairfield Community Hospital Phase 2 Extension

Planning Statement Including Non-Designated Heritage Asset Statement

Reference: 292852-00

1 | 20 October 2025



This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 292852-00

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Document Verification

Project title	Fairfield Community Hospital Phase 2 Extension
Document title	Planning Statement Including Non-Designated Heritage Asset Statement
Job number	292852-00
Document ref	292852-00
File reference	xx

Revision	Date	Filename
		Description
		</

Issue Document Verification with Document ☒

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1. Introduction

This 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 erection of a single storey extension including a plant room at roof level, at Fairfield General Hospital, Bury as part of the site wide masterplan strategy.

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;
- Planning Statement;
- Biodiversity Net Gain Assessment and Metric;
- Noise Impact Assessment; and
- Ground Investigation Report.
- Carbon and Energy
- Non-Designated Heritage Assessment

1.2 The Applicant

The applicant is the NCA who deliver 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 Rationale for Development

The NCA is proposing a refurbishment and minor expansion of the Emergency Department (ED) at Fairfield General Hospital, Bury. The project aims to modernise the department to meet current clinical, technical, and regulatory standards. Specifically, the proposals will ensure full compliance with Health Technical Memoranda (HTM) and Health Building Notes (HBN) guidance and will address the Care Quality Commission (CQC) "must-do" requirements identified through recent inspections.

The refurbishment will enhance both the functionality and safety of the Emergency Department, improving patient flow, staff efficiency, and the quality of care delivered within the facility.

The core requirements of the scheme include:

Expansion of Resuscitation Facilities:

Additional resuscitation (resus) bays will be provided to increase the department's capacity to manage high-acuity patients. These will be supported by adjacent clean and dirty utility areas and an expanded storage facility to maintain efficient clinical operations and infection control compliance.

Dedicated Point of Care Testing (POCT) Room:

A new POCT room will be introduced to facilitate rapid diagnostic testing within the ED, reducing turnaround times and improving clinical decision-making.

Mental Health Assessment Area:

A dedicated and self-contained mental health suite will be developed, including a quiet waiting area, assessment rooms, seating area, and office space. All components will be designed to meet anti-ligature and mental health compliance standards, providing a safe and dignified environment for patients presenting with acute mental health needs.

Seated ED Treatment Bays ("Fit to Sit"):

The introduction of seated treatment bays will support the "fit to sit" model, helping to manage ambulatory patients more efficiently and reduce congestion within cubicle-based treatment areas.

Additional Treatment Bays:

The general treatment capacity of the department will be increased through the creation of additional treatment bays, supporting the anticipated growth in demand and improving patient throughput.

Enhanced Door and Privacy Standards:

All treatment rooms and resuscitation bays will be fitted with robust doors incorporating Vista Matic vision panels, providing improved privacy, safeguarding, and visibility for staff.

Expanded Utility Provision:

Both clean and dirty utility rooms will be enlarged and upgraded to accommodate the increased number of treatment spaces, ensuring compliance with infection prevention standards and facilitating efficient clinical workflows.

The proposed refurbishment and modest expansion of the Fairfield General Hospital Emergency Department represents a targeted investment in critical infrastructure. The works will bring the facility up to current HTM/HBN standards, fulfil CQC-mandated improvements, and deliver a modern, efficient, and compliant emergency care environment that supports patient safety, operational resilience, and high-quality clinical care.

1.4 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

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

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.

The application site consists of a parcel of land located adjacent to the emergency department within the Fairfield General Hospital Site, Bury. The site comprises modified grassland of moderate condition, ambulance parking bays and hardstanding.

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

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

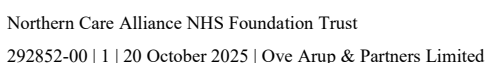


Figure 1 showing the existing site area.

2.2 Planning History

A search of Bury Council's planning applications register has identified the following approved applications relevant to Fairfield General Hospital:

- Ref. No: 71698 – Alternations 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.
- Ref. No: 70979 – Installation of temporary car park.
- Ref. No: 70502 – Installation of a generator compound containing 2 no. generators and 2 no. fuel tanks with surrounding fence.
- Ref. No: 69513 – Erection of a new single storey ED modular unit extension.
- Ref. No: 66815 – Erection of a facility for cold water booster tanks containing 2no. 125m3 water tanks, booster units and associated external works.
- 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.
- Ref. No: 65466 – Extension at level 03 built on the existing flat roof to the South.
- Ref. No: 65385 – Link Bridge at the first floor level to connect Wards 24 and 25 to the main hospital street corridor
- Ref. No: 62511 – Construction of a car park and associated access, footpaths, boundary treatments, lighting column.
- Ref. No: 59588 – Single storey extension providing new MRI room, switchgear and ancillary rooms with associated exterior AHU and chiller compounds.
- Ref. No: 54442 - Two single storey extensions at ground floor level; internal remodelling to the existing Accident and Emergency Department.

The above applications are not considered to have any impact on the proposed development. The application should be viewed within the context of application no 69513 (Phase 1) as Phase 2 of a 3 phased plan. The planning history of the wider site generally supports development of a similar nature, particularly health-related facilities within the hospital grounds.

2.3 Relevant Designations

An assessment of site constraints was undertaken.

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

The site is not within or close to any environmental designations or Air Quality Management Areas (AQMA). However, the site is located near a recorded mine shaft. Ground investigations are currently being undertaken, and further information will be provided as soon as it becomes available.

The site is not located within a Conservation Area and is not located in close proximity to any listed buildings that would be impacted. A non-designated heritage asset is within close proximity of the

site and shall be addressed in section 6. 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 forms phase 2 of a 3 phased plan. Phase 1 involved the erection of an ED Unit which was granted planning permission in Dec 2023 under application reference 69513. Phase 3 is due to go ahead upon completion of Phase 2 and at this stage would be internal works only.

Planning permission is sought for the following:

- A single storey in-fill extension (phase 2 extension) to the north-east corner of the main hospital building.
- A single storey electric plant room would be located at roof level of the proposed extension. This would house all of the plant for the main extension and would serve as an aesthetic screen and provide noise attenuation.

In addition, A decontamination unit will be placed in front of the Phase 2 extension. This is a relocation following its previous removal to make way for the Phase 1 ED unit. An optioneering exercise was undertaken following its removal to find the most ideal place for its re-location. The first-choice location was across from the ED Unit within the embankment; however, the earthwork excavation was found to be too expensive and disruptive. As such, the only feasible location is where it is now shown.

The decontamination unit however does not form part of this planning application as it is deemed as Permitted Development under Part 7 Class M of the General Permitted Development Order as it would:

- Be below 100sqm,
- Would not be within 5m of the curtilage of the hospital, and
- The height would not exceed 5m.

As a result of the decontamination unit relocation and the phase 2 extension, the existing ambulance parking bays are to be lost and relocated slightly to the east. In order for ambulances to still navigate this area, the road shall be widened with a revised kerbline meaning that parts of the adjacent grass verges to the north and east would need to be reduced. This biodiversity loss has been captured in the BNG Assessment.

3.1 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. Therefore, the proposed development

directly aligns with the National Strategy by investing in community health services and mental health services.

3.2 Scale and Design

The Phase 2 building will measure 18m x 13.4m with a gross external footprint of around 241sqm. The height of the main extension would be around 4.69m with a flat roof. To house the plant for the Phase 2 building, a single-story plant room would be built on the roof of the Phase 2 building. This would measure around 9.7m x 11.3m with a gross external footprint of 110sqm the roof of the plant room would be flat and sloped at a 2° angle with the highest part being around 3.58m in height.

Materials would generally match those of the existing hospital buildings and will therefore largely correspond with the following:

- Red facing brickwork to the ground floor phase 2 extension
- Blue engineering brickwork below DPC level
- Grey vertical cladding to the 1st floor Plant Room
- Dark grey metal access doors
- Dark grey louvres to plant room

3.3 Access

Access to the site will remain unchanged and as such pedestrian and vehicular movement around the site will not be affected by the development.

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. Bury's Development Plan currently consists of 4 parts, although only the Places for Everyone Joint Development Plan (PfE) and the Unitary Development Plan (UDP) will be discussed here.

The Places for Everyone Joint Development Plan was adopted on 21st March 2024. 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. It provides strategic planning policies and allocations across nine Greater Manchester Local Authority areas, including Bury. The PfE focuses on strategic issues at a regional scale, and in the case of this planning application, healthcare.

The Unitary Development Plan was adopted February 1997, and since the adoption of PfE, the Council is now working to replace the adopted UDP with the Bury Local Plan. Bury's Local Plan

will provide a more detailed set of locally specific planning policies to complement PfE. The Council has now completed an eight-week public consultation on its draft Local Plan, which took place between March and May 2025. Until the new Local Plan is produced, the UDP and PfE will continue to be used to make planning decisions. Appendix A of PfE contains a list of replaced District Local Plan Policies and as such, only the replacement policy within PfE will be used to assess the development within this Planning Statement. The draft Local Plan has also been reviewed as a material consideration.

The NPPF states that Local Authorities are required to have up-to-date local plans. For decision making 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 2024 (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 section will assess the overall principle of development for new healthcare facilities within an existing hospital site.

The proposal accords with Policy JP-P6 (Health) of the PfE, 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.

Policies LP-CM2 and LP-CM4 of the draft Local Plan also support the proposal, stating that the Council will seek to secure the provision of health facilities to address unmet demand, provided that they do not result in unacceptable adverse impacts.

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 hospitals.

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 hospitals, 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).

5. Development Management Considerations

This section provides an assessment of the development against the following development management considerations:

- Design
- Amenity
- Crime Prevention and safety;
- Highways and Transportation; and
- Biodiversity Net Gain.
- Ground Investigations

These are addressed in turn below.

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 JP-P1 of PfE suggests that new developments should aim to create places that are distinctive, visually stimulating, socially inclusive, resilient, adaptable, durable, resource-efficient, safe, functional, convenient, and well-connected. Policy LP-BE6 of the draft Local Plan aligns with this policy and sets out similar criteria for the design and layout of new developments.

The scale, design, access and materiality has been outlined in section 3.2 above. The proposal has been carefully designed ensuring it fits into the character of the surrounding area and buildings. The unit is designed to fit within the existing scale and massing of the surrounding Hospital buildings, ensuring that it does not exceed the buildings in height.

5.2 Amenity

5.2.1 Noise Impact

Paragraph 187 of the NPPF states that new developments should not contribute to unacceptable levels of pollution in their surroundings. Paragraph 198 further emphasises that new development should take into account likely effects, such as noise impacts, to ensure that the proposal is

appropriate for its location. Policy LP-BE8 of the draft Local Plan further suggests that new developments should not introduce adverse amenity impacts including noise pollution.

A noise impact assessment (ref: 102993-2 Noise Impact Assessment) has been undertaken in support of this proposal. Design considerations took into account potential noise implications from the roof plant and as such, the electric plant room has been proposed to attenuate this noise so that any impact is negligible. The assessment therefore concludes that the noise emissions from the proposed new plant items would comply with the council's requirement without any additional mitigation.

5.3 Crime Prevention and Safety

Paragraph 135 of the NPPF advises that places should be safe, inclusive, and accessible. In addition, the paragraph states that the design of development should ensure that crime and disorder, and the fear of crime do not undermine quality of life or community cohesion or resilience.

Policy JP-P1 of the PfE has also identified safety as a key attribute for placemaking, including by designing out crime and terrorism, reducing opportunities for anti-social behaviour and by ensuring that developments make appropriate provision for response and evacuation in the case of an emergency or disaster. This is further supported by Policy LP-CM2 of the draft Local Plan, which states that new development should contribute to reducing crime and the fear of crime.

The proposed development accords with these policies, providing a much-needed community service. The Hospital is designed so that it can be accessed by all patient groups, whilst maintaining their safety, security, privacy, and dignity. The proposed development will adopt the existing site security measures, required by the NHS Foundation Trust.

5.4 Highways and Transportation

Paragraph 109 of the NPPF requires that transport considerations are integrated early in scheme design, addressing movement patterns, community engagement, impacts, and opportunities for sustainable travel and environmental benefits. In addition, Paragraph 115 emphasises prioritising sustainable transport modes, ensuring safe access, following national design guidance, and mitigating significant transport impacts through a vision-led approach.

Policy JP-C8 (Transport Requirements of New Development) sets out transport requirements for new developments to deliver high quality, attractive, liveable and sustainable environments, which include the following aspects that are considered relevant:

- **Connectivity and permeability:** prioritising safe and convenient access to the site for all users, ensuring that the layout, design, and landscaping of development prioritises sustainable transport modes, and provide safe, secure, and attractive access to local services and facilities for pedestrians, cyclists and people with a disability, that are both visually and physically connected to the site and surrounding built environment.
- **Design:** Reduce the need to travel by ensuring that community facilities, services and amenities are provided within the site or within walking distance of new development.
- **Parking Infrastructure:** Making adequate car parking provision, including for disabled drivers and passengers, ensuring that car parking provision is well integrated and unobtrusive, incorporating enough secure and covered cycle parking to meet long-term demand in a convenient location and provide associated facilities where appropriate.
- **Construction Management:** Ensuring Construction Management Plans are produced for developments, where appropriate, to mitigate construction logistics and environmental impacts including air quality and noise on the surrounding area and encourage sustainable deliveries.

- Transport Assessments: Planning applications will be accompanied by a Transport Assessment / Transport Statement and Travel Plan where appropriate, in order to assess impacts and determine the most appropriate mitigation on the SRN and local transport network.

Similarly, draft Local Plan promotes sustainable transport by encouraging active travel and public transit, supporting accessible infrastructure, and ensuring development minimises transport impacts with necessary improvements.

The proposed development forms an extension to the existing hospital building and does not have significant impact on existing access of the site. It is therefore considered that neither a Transport Statement or Travel Plan would be required for a development of this nature. The surrounding area exhibits opportunities for pedestrian and cycling use, and there are public transport stops within acceptable walking distance of the site and is therefore accessible by sustainable modes of transport. Amenity services already exist within the hospital site.

A Construction Management Plan will be developed during the planning determination period.

Owing to the reconfiguration of the internal road network and the relocation of the decontamination unit, the existing ambulance parking bay will need to be removed to accommodate. The ambulance parking bay shall be relocated to the parking area to the immediate east in place of 3 no mother and child spaces.

there are no current plans to replace these spaces as in light of the increased parking staff parking capacity to the east of the hospital site providing 95 no new spaces, reducing pressure and thereby increasing availability for patient and visitor parking throughout the site.

The proposed development would not result in any increases in staff required or patient capacity, and as such, no further parking spaces are required as a result of the development.

In accordance with the above policies, it is reasonable to conclude that the proposed development would not have a significant impact on the surrounding highway network. It is considered that the proposed development is in general accordance with such local and national policies and guidance listed above.

5.5 Biodiversity Net Gain.

The 2024 update of the Environment Act 2021 introduced a requirement for 10% Biodiversity Net Gain (BNG) to be provided accompanying each development application. This requirement has been reflected in the draft Local Plan Policy LP-GI6, which requires development to provide measurable BNG of no less than 10%.

Paragraph 187 of the NPPF states that developments should minimise impacts on biodiversity and deliver net gains by establishing coherent ecological networks resilient to current and future pressures.

Policy JP-G8 of the PfE also seeks a measurable net enhancement of biodiversity and geodiversity through habitat improvement, requiring developments proposals to follow the mitigation hierarchy, avoid habitat fragmentation, and achieve at least 10% net gain, ensuring long-term management informed by ecological assessments.

A biodiversity net gain assessment and metric was undertaken in October 2025 by Appletons. The assessment was conducted using the small sites metric to calculate the pre and post development biodiversity habitat units of the site for the proposed development.

The Fairfield site currently supports low-value, modified grassland habitats of poor condition, with minor built and developed areas. The proposed development incorporates habitat enhancements and

improved management, delivering a measurable uplift in biodiversity value by 16.01% (0.05 area habitat units) as verified through the Statutory Metric.

The assessment demonstrates compliance with Biodiversity Net Gain principles, ensuring that the development achieves an overall net positive ecological outcome in line with Policy JP-G8 of PfE and Paragraph 187 of the NPPF.

5.6 Ground Investigations.

In accordance with paragraphs 189 and 190 of the NPPF, a comprehensive ground investigation has been undertaken to ensure the proposed extension at Fairfield General Hospital is appropriate for its location and that any potential risks arising from land stability, ground gas, or contamination are fully understood and mitigated. This approach is consistent with the objectives of the Places for Everyone Joint Development Plan and the Bury Local Plan, which seek to promote sustainable and resilient development that safeguards human health and the environment.

Given the site's proximity to a recorded mine shaft and the potential for underground gas, GRM Development Solutions Ltd carried out a Ground Investigation in October 2023 (Ref: GRM/P10351/LR.02) to support the Phase 1 hospital works. The investigation was undertaken in an area outside the direct influence of the suspected mine shaft (Ref: 383411-014) and aimed to assess soil contamination, ground-gas conditions, and geotechnical characteristics in preparation for the proposed extension.

Fieldwork conducted on 4 October 2023 comprised two hand-dug pits and seven windowless sample boreholes, reaching depths of up to 5.0 m below ground level. The ground profile encountered re-laid topsoil, made ground, glacial till, and weathered Woodhead Hill Rock, with perched groundwater observed within the made ground and a minor true water table within the sandstone.

Laboratory testing of five soil samples for metals, PAHs, and asbestos recorded no exceedances of Tier 1 commercial/industrial thresholds, and no asbestos was detected, confirming negligible risk to human health and controlled waters. Ground-gas monitoring showed low concentrations of methane and carbon dioxide, consistent with previous phases of investigation, resulting in a Characteristic Situation 1 classification (negligible risk). However, due to the site's proximity to historic landfill areas and past mining activity, continued gas monitoring is recommended to verify these conditions.

The investigation confirmed that existing structures are founded at depths of approximately 1.2–1.3 m on weathered rock, with no requirement to amend previous geotechnical recommendations. 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.

To accord with PfE Policy JP-S 4 (Sustainable and Resilient Development) and Bury Local Plan Policy EN7 (Land Stability and Contaminated Land), additional investigations will be undertaken prior to commencement of the Phase 2 works to ensure that all potential ground and gas-related risks are fully characterised and managed.

5.7 Carbon and Energy

Policy JP-S2 (Carbon and Energy) of the Places for Everyone Joint Development Plan seeks to ensure that new development contributes to the transition to a carbon-neutral Greater Manchester by minimising energy demand, improving efficiency, and supporting the decarbonisation of heat and power systems.

The proposed Phase 2 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.

The inclusion of a roof-level electric plant room enables building services for the extension to be consolidated and managed efficiently. The detailed design will incorporate energy-efficient systems and controls to reduce operational energy demand and will be developed in line with the Trust's wider sustainability objectives and the NHS commitment to a Net Zero Carbon Estate by 2040.

Materials will be selected to match the existing hospital buildings and, where practicable, to reduce embodied carbon through reuse of existing infrastructure and responsible procurement. The proposal therefore represents a sustainable, efficient addition to the hospital estate consistent with the aims of Policy JP-S2.

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 2 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 3). The building is built of natural stone with a traditional slate roof and has been modernised externally with UPVC windows, doors and extensions.

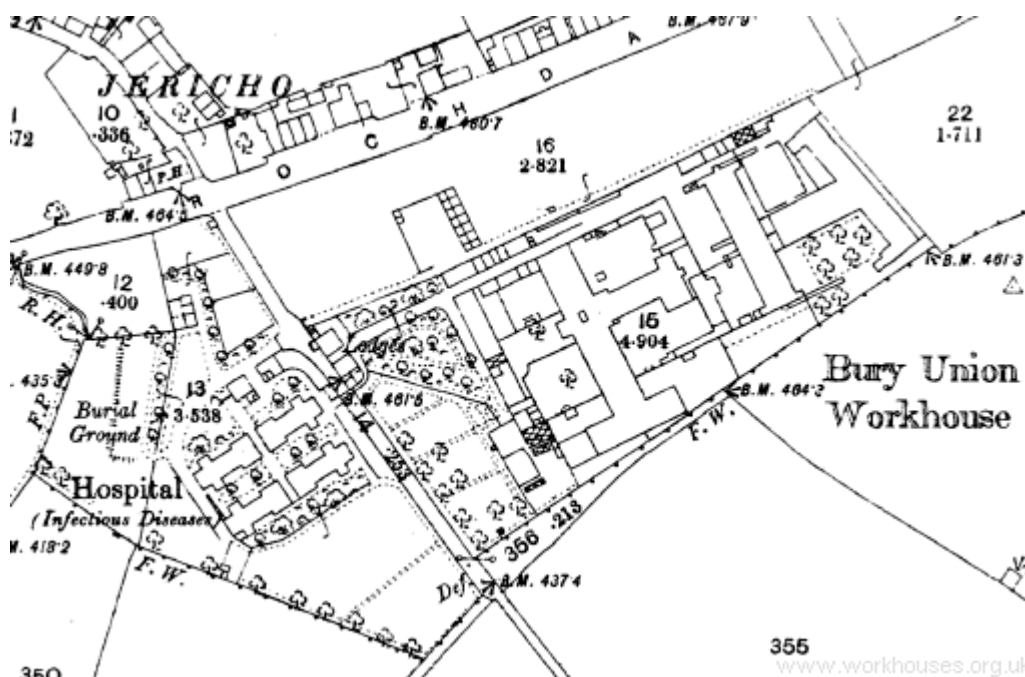


Figure 2 showing the Fairfield Hospital site circa 1894. The ‘distorted H shaped building represents a former union workhouse. Source <https://www.workhouses.org.uk/Bury/>



Figure 3 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 this harm 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 42m to the east of the site. The workhouse to the east of the site would be obscured from view by the existing hospital outriggers. As outlined in section 5.1, the proposal has been carefully designed ensuring it fits into the character of the surrounding area and buildings 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. The scheme will respond positively to the character of the area in terms of scale, massing, landscaping, and overall quality.

7. Summary and Conclusions

This Planning Statement has been prepared by Ove Arup & Partners Ltd (Arup) on behalf of the Northern Care Alliance NHS Foundation Trust (NCA) to support a planning application for the erection of a single-storey extension with an associated roof-level plant room at Fairfield General Hospital, Bury. The proposed works form Phase 2 of a three-phase redevelopment programme for the Emergency Department, designed to modernise the facility, address Care Quality Commission (CQC) “must-do” requirements, and align with Health Technical Memoranda (HTM) and Health Building Note (HBN) standards.

The proposed development will deliver significant functional, operational, and clinical benefits to support the safe and effective care of patients requiring urgent assessment and observation. The design is sympathetic to the existing hospital estate in terms of scale, form, and materials, and has been carefully developed to minimise visual and amenity impacts while enhancing the quality and efficiency of the hospital environment. Supporting assessments confirm that the proposals would not give rise to adverse effects in respect of noise, access, highways, or biodiversity. The scheme achieves a measurable biodiversity net gain of 16.01%, and appropriate ground investigations have demonstrated the site’s suitability for the proposed works. The development will not adversely affect any Non-Designated Heritage Assets within the hospital grounds.

The proposal accords with the overarching aims of the National Planning Policy Framework (NPPF), the Places for Everyone Joint Development Plan (PfE), and the Bury Unitary Development Plan (UDP), which collectively support the modernisation and expansion of essential healthcare infrastructure. The scheme also aligns with the NHS Long Term Plan by investing in community and mental health services, contributing to improved health outcomes and patient experience. The development represents a sustainable form of growth that delivers social, economic, and environmental benefits, consistent with the objectives of Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Accordingly, it is concluded that the proposed extension constitutes a well-considered, policy-compliant, and sustainable enhancement to Fairfield General Hospital. It will deliver long-term benefits to the local community and the wider Northern Care Alliance service area. It is therefore respectfully requested that Bury Council grant planning permission for the proposed development.