

Application Number/s: 132491/FO/2021

Applicant: Manchester University (NHS) Foundation Trust

Agent: EQUANS

Location: Land to east of 'The Boulevard', MRI Campus

Proposal: Erection of substation

Ward: Ardwick

Description of Site and Surrounding Area

The application relates to the Manchester Royal Infirmary Campus, a large hospital site south of the city centre of Manchester. The application specifically relates to an area of land on the campus to the southeast of the intersection between Nelson Street and the Boulevard, towards the northwest corner of the campus. The specific site is currently occupied by a cycle storage stand and some landscaping.

Description of Proposal

The application seeks permission for the erection of a building to house electrical equipment. The building is to be rectangular at 11.4 metres x 5.25 metres, with the narrower elevation facing the edge of The Boulevard, set away by a distance of approximately 3 metres. The building is to be predominantly red brick, with a flat roof and concrete base. The building has historic-style details, including large white brick corner features and cornice detailing to the roof. The proposal requires reconfiguration of the landscaping in the area as well as relocation of the existing cycle storage facility.

Publicity

Site Notice/s Posted and Dates: Displayed 03/02/22, Expired 24/02/22

Press Adverts Published and Dates: Not Required

Neighbour Notification: Not Required

Representations Received: None

Consultations

Save Unitary Development Plan Policies:

- Listed Buildings (19)

Core Strategy Policies:

- Spatial Principles (SP1)
- Design and Heritage (CC9)
- Central Manchester (EC8)
- Heritage (EN3)
- Development Management (DM1)

National Planning Policy Framework Policies:

- Achieving Sustainable Development (2)
- Decision-making (4)
- Conserving and Enhancing the Historic Environment (16)

Assessment

Amended Plans

During the course of the assessment of the development proposed, the LPA and the applicant/agent worked together to agree the relocation of the proposed substation away from the nearby Grade II Listed 'Outpatients Department of the Royal Infirmary, Former Lodge and Iron Railings Fronting Nelson Street'.

Design & Conservation

The application proposes a new brick-built, flat roof structure to act as a 'substation' and house electrical equipment. The building has been designed in a way that is generally sympathetic to its surroundings. The substation is relatively small in terms of its scale and would not detrimentally impact the character of the surrounding area.

It is considered that the proposal would have less than substantial harm on the setting of the Grade II Listed Outpatients Department and thus accords with saved UDP Policy DC19.1, Policies SP1, DM1 and EN3 of the Core Strategy and Section 16 of the NPPF.

Amenity

The proposed substation has the potential to generate background noise associated with the equipment contained within. As such, it is deemed appropriate that a condition is added to any approval, requiring that background noise is not inappropriately increased and would not unduly impact any nearby receptors.

It is not considered that the type of development proposed would lead to any other undue amenity impacts and the proposal accords with Core Strategy policies DM1 and SP1 in this regard.

Highway Safety

The development will be proximate to 'The Boulevard', a stretch of private road within the Manchester Royal Infirmary campus. The proposal includes alterations to the position and layout (but not the provision) of cycle storage. The proposed landscaping associated with the development would not negatively impact highway safety.

The proposal accords with Core Strategy policy DM1 and Paragraph 111 of the NPPF with regards to highway safety.

Conclusion

The proposed development is considered to represent sustainable development and should be approved without delay.

Recommendation

That planning permission be granted subject to the following planning conditions:

