

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132954/FO/2022

Date registered valid: 21 February 2022

Proposal: Proposed site works and reconfiguration to provide construction of two new generator buildings, two new switch rooms and reconfigured car parking area and associated infrastructure.

Address: Wythenshawe Hospital, Southmoor Road, Manchester, M23 9LT

Ward(s): Baguley Ward

Applicant: MFT Manchester University (NHS) Foundation Trust Wythenshawe Hospital, UHSM International House, Ledsom Road, Roundthorn Industrial Estate , Manchester, M23 9LP

Agent (if any): Mrs Carol Clarke Bramhall Town Planning Ltd Darwin Grove, Stockport, SK7 2DS

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 April 2022



Application details

Type of application: Full Application Consent
Development type: Minor Other
Date of site visit: 28 March 2022
Standard consultations: Printed: 22 February 2022 Expired: 15 March 2022
Neighbour notifications Printed: 22 February 2022 Expired: 15 March 2022
Site notice No site notice has been produced
Press advert No press advert had been published
Departure from Development Plan: No
Environmental Statement: Not required
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The application site relates to an ancillary parking and service yard area of 8,303sqm located north of the Clinical Sciences building within the Wythenshawe Hospital campus. It is within the north western corner of the site bounded by Floats Road to the west, Southmoor Road to the

south and Tilson Road to the north. The Tilson and Floats Road elevations are enclosed by 2-metre high Palisade fencing, the Floats Road elevation also having a deep landscaped buffer including trees between the fence line and road frontage. This gives pedestrian access to Tilson Road which is a cul-de-sac at this point.



The parking area is only for staff and deliveries and comprises of an ad hoc arrangement of ground mounted generator plant, transformer room, fuel store and associated equipment. There are also 19no. parking spaces, bin

storage areas and incidental landscaping including 3no. trees within a raised grassed area close to the Clinical Sciences building.

Description of area

The wider area consists of the buildings and car parking areas associated with the Wythenshawe Hospital campus. The buildings in this area are predominately two-storey in height.

The hospital is accessed via Southmoor Road which provides links to Floats Road and the Roundthorn Industrial Estate to the north, south and west and the wider residential area mainly to the east beyond Fouracres Road.

To the south fronting Floats Road is the main staff car park and beyond this the character changes to farmland crossed by several country lanes.

Manchester Airport lies 1.22 miles south of the A&E department.

Description of development

Proposed site works and reconfiguration to provide construction of two new generator buildings, two new switch rooms and reconfigured car parking area and associated infrastructure.

Consultations & Notification Responses

Environmental Health – No comments to make.

Policy

National Planning Policy Framework

The NPPF was published in July 2012 and revised and updated in February 2019. It sets out the governments over-arching objectives towards plan and decision-making in England and is underpinned by the three strands of sustainable development covering social, economic and environmental aspects.

Chapter 8 is concerned with promoting healthy and safe communities. For planning decisions, this means ensuring that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community, and in ensuring that an integrated approach is taken in the location of housing, economic uses and community facilities and services.

In Chapter 11, the Framework recognises that sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. It emphasises the need to replace poor design with better design and the importance of Planning's role in meeting the needs of its communities.

At Chapter 12, the NPPF recognises good design as a Core Planning Principle. It emphasises the key role that good design plays in sustainable development and notes that good design is indivisible from good planning, both of which should contribute positively to making places better for people.

The importance of design is set out in identifying characteristics that ensure a quality of development. In summary these state that the development should:

- Function well and add to the overall quality of the area over its lifetime
- Establish a strong sense of place
- Optimise the potential of the site, create and sustain an appropriate mix of uses, and support local facilities and transport networks
- Respond to local character, history and reflect identity
- Create safe and accessible environments
- Use good architecture and appropriate landscaping to create visually attractive places

Manchester Core Strategy

The Core Strategy is Manchester's central planning policy document adopted in July 2012. Several policies are material to this proposal;

Policy EC10 states that the principle of growth related to healthcare will be supported. This is in line with the broader aspirations of policy SP1 which seeks to improve the health and wellbeing of Manchester residents.

Policy EC12 is a specific policy in relation to the 'University Hospital South Manchester' and is a strategic employment location. This states that development will be expected to:

- o Support continued growth and development of the hospital;

o Assist the continued regeneration of Wythenshawe through enabling access to the facilities and employment opportunities created.

Policy SP1 Spatial Principles highlights the importance attached to the focus of creating well designed places that enhance and create character, whilst making a positive contribution to the health of residents.

Policy DM1 is the primary Development Management policy for development in Manchester. It provides guidance on the matters for consideration in applications including design, layout, materials, waste, parking, air quality and drainage/flood risk among others.

Principle

The proposal will provide essential support infrastructure to meet the Clinical Sciences function within the hospital. The above policy frameworks, including national planning policy supports the development of high-quality healthcare and healthy cities with Core Strategy policy EC12 specifically promoting the growth and development of Wythenshawe Hospital.

Amount and Use

The application proposes necessary infrastructure, ancillary to the existing hospital use (Use Class C2) with the built form having an overall footprint of 69.86 sqm. It comprises of 2no. switchgear and 2no. generator rooms together with ancillary hard landscaping works.

Siting

The proposed switchgear and generator plant rooms are sited within a parking/service yard area of the site, specifically located to respond to the needs of the Clinical Sciences building and associated existing services and infrastructure. They will be located to the east of the existing brick transformer and generator building and south of the northern Palisade fence boundary. The parking spaces in this area will be relocated as set out below. There is very limited visibility of this area of the site from Floats Road; the footpath running alongside the Palisade fencing is however a pedestrian footpath across the campus and faces the western end of Tilson Road within the Industrial Estate which is a cul-de-sac at this point with office buildings on its northern side.



Design, Height, Appearance

The plant have a utilitarian appearance which have been designed with cost, practicality and local context at the forefront of the process.

The 2no. switchgear rooms have a footprint of 9sq.m (3m depth x 9m length) and are 2.57-metres high. They are composed of a ready built GRP unit that has no internal floor but is flanged for bolting in situ. It proposes an applied textured finish in Empire Green with timber doors.

The 2no. generator buildings are larger having a footprint of 12sq.m (2.1m depth

x 6m length) and stand 2.55-metres high overall (to the top of 2no. exhaust outlets). They are formed of a steel base frame which is shrouded in a grey coloured epoxy polyester powder coating skin. Grilled air inlets feature on the elevations, with similar air outlets on the roof.

They are of a functional design and appearance which nonetheless sit within the height, mass and scale parameters of nearby features including the existing generator/transformer, Clinical Sciences building and height of Palisade fencing. As such, there are no concerns that this infrastructure will have any adverse appearance on the hospital campus or on the Tilson Road cul-de-sac.

The switch and generator rooms will be separated and secured from the car park behind fencing as indicated on the site layout plans. No detail of the fencing elevations, including their height, type and colour is provided. A condition for this detail is appended in the interests of visual amenity.

Noise

The generator rooms are noise-emitting plant. In this proposal, acoustic insulation is provided by a steel residential silencer attenuated to 35db(A). The Environmental Health Officer has assessed the application and has no comments to make on the proposal. The plant is not sited close to any residential land uses nor to any windows where patients will be in recovery. As such, there are no concerns with regards to the proposal being a new source of noise nuisance and so it complies with saved UDP policy DC26.1.

Access and Parking

Access to the site and building is retained for staff vehicles. It is noted that the parking demand in this area of the campus exceeds the supply of spaces with evidence of inconvenient parking outside of designated areas. Two additional car parking spaces will be provided as a result of the reconfiguration of the car park (from 19 spaces to 21 spaces) which creates a more legible layout within this area of the hospital campus and is welcomed as parking spaces across the campus are at a premium.

Landscaping

There is little opportunity to provide any additional landscaping in this area. As indicated on the proposed site plan and on the application form, the existing area of landscaping, including 3no. trees close to the Clinical Sciences building is proposed to be repurposed for the new and better

configured car parking. This entails the loss of the trees and grassed area around which is regrettable.

On balance, it is noted that the trees are not protected and could be removed by the hospital without the express consent of the local planning authority. The tree loss is also balanced by the parking gain which is otherwise a constrained opportunity across the hospital campus.

A condition is appended requiring mitigation planting to be provided within the site to compensate for the loss in line with the Council's commitment to reducing CO₂ emissions and



supporting biodiversity as set out Core Strategy policies EN6, EN9 and EN15.

Hard landscaping proposals including new kerb treatments and retaining walls around the reconfigured parking area, kerbs around the existing fuel store where bollards are also proposed, and either side of the proposed generator / switchgear plant rooms. These works will help to tidy up the appearance of the site and remove ambiguous areas of pedestrian/vehicular conflict thus increase legibility and pedestrian safety. There are no concerns with this element of the proposal and consultation with Highway Services was not undertaken in this instance.

Conclusion

The proposal is for essential ancillary infrastructure to support the functioning of the Clinical Sciences building. The 4no. plant rooms will be sited within an area that is only accessible to staff and deliveries and makes the best use of existing infrastructure. There will be no visual harm from any approval given the service yard function of this area and the wider industrial / office complex setting. Car parking will be reconfigured to create 2no. additional spaces and mitigation tree planting is required to compensate for the loss of the 3no. trees.

On the basis of the above, the proposal accords with the saved policies of the Development Plan including EC10, EC12, SP1, DM1, DC26.1, EN6, EN9 and EN15.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application for the reasons outlined in this delegated report. The proposed works did not raise any objections and the application has been determined in a timely manner.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents all received on the 16th February 2022 or as stated:

Application Form

Location Plan 18498.001 and 18498.002

Existing and Proposed Layout 13228-SIS228XX-GF-DR-E-600

Existing External Works Plan 0110

Proposed External Works Plan 0111

Proposed Switch Rooms and Generators Plan 0410

Proposed Elevations 13228-SIS228XX-GF-DR-E-6004 and 13228-SIS228XX-GF-DR-E-6005

Proposed External Works Detailed Sections 212127 S1 XX 0810

Design and Access Statement prepared by Bramhall Town Planning Ltd

Generator Specifications received on the 21st of February 2022

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

3) Prior to first use of the site, details to include an elevation drawing showing the height, type and colour of fencing which will enclose the switch and generator rooms on the northern boundary of the site, shall be submitted to and approved in writing by the City Council as local planning authority. The fencing shall be erected and maintained thereafter in accordance with the approved details.

Reason – In the interests of visual amenity, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) The car park area indicated on the approved External Works drawing Ref: 0111, shall be fully demarcated and surfaced prior to first use and shall be retained and maintained at all times thereafter.

Reason - To ensure sufficient off-street parking for the development, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

5) Within 3 months of the commencement of development, details of mitigation tree planting within the vicinity of the site, including a location plan, proposed tree species, size and planting specification, shall be submitted to and approved in writing by the City Council as local planning authority. The planting scheme shall be implemented in accordance with the approved details and maintained thereafter.

Reason - To ensure that satisfactory provision is made for the loss of trees on the site, in the interests of biodiversity, air quality and reducing CO₂ emissions in accordance with policies SP1, DM1, EN6, EN9 and EN15 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Unit A1, Caldey Road, Manchester, M23 9GE
Jon Richard, Tilson Road, Manchester, M23 9GF
Unit B2, Ennis Close, Manchester, M23 9GP
4 Catford Road, Manchester, M23 9LR
G S G, Tilson Road, Manchester, M23 9GF
Cherry Telecom, Pegasus House, Tilson Road, Manchester, M23 9GF
Browzers, Pegasus House, Tilson Road, Manchester, M23 9GF
Teach UK, Pegasus House, Tilson Road, Manchester, M23 9GF
Uniex Freight Services, Pegasus House, Tilson Road, Manchester, M23 9GF
Ground Floor, Pegasus House, Tilson Road, Manchester, M23 9GF
First Floor, Pegasus House, Tilson Road, Manchester, M23 9GF
Concordia, Caldey Road, Manchester, M23 9GE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - Wythenshawe PD Restriction - Class B1(a) To C3
Article 4 Direction - Wythenshawe PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 45M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH