

Application Number/s: 132826/JO/2022

Applicant: Manchester University NHS Foundation Trust

Agent: AFL Architects

Location: MRI, Oxford Road, Manchester

Proposal: Section 73. Application Vary Condition 2 (External Plant Acoustics) and (Plans and Documents)

Ward: Ardwick

Description of Site and Surrounding Area

The application relates to Manchester Royal Infirmary, a hospital to the south of the city centre of Manchester, within Ardwick Ward. The application specifically relates to the roof of the main hospital building, a 4-storey purpose-built hospital building.

Description of Proposal

The Section 73 Application has been submitted to vary the conditions as attached to development approved under 116804/FO/2017. The application has been submitted as the external plant proposed to the roof area is changing, resulting in updated plans being required and an updated noise assessment. The plant is to allow for increased air circulation within the hospital to reduce the risk of airborne vectors of infection.

Publicity LBC

Site Notice/s Posted and Dates: Not Required

Press Adverts Published and Dates: Not Required

Neighbour Notification: Notified on 28 February 2022.

Representations Received: None

Consultations

Environmental Health

No objection

Save Unitary Development Plan Policies:

- Development and Noise (26)

DC26.1 states that the LPA intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the LPA will consider the effect of new development proposals which are likely to be generators of noise.

The proposed development was assessed as acceptable in relation to noise generation. The Section 73 application has been submitted with an updated noise

assessment, which has been reviewed by the LPA's environmental health team who have replied with no objection.

Core Strategy Policies:

- Spatial Principles (SP1)

Development in all parts of the city shall make a positive contribution to neighbourhoods of choice and create well designed places that enhance or create character, make a positive contribution to health, safety and wellbeing, consider the needs of all members of the community and protect and enhance the built environment.

The overarching purpose of the development proposed under this application is to contribute to the health, safety and wellbeing of users and occupiers of the Manchester Royal Infirmary hospital. The proposal would have negligible impact on the character of the area whilst making a fundamentally positive contribution to health. As such, the proposal is acceptable and accords with Policy SP1.

- Development Management (DM1)

All development shall have regard to a variety of specific issues, including but not limited to the design and appearance of development, impact on surrounding amenity and design for health.

The development proposed under this application has the potential to be a source of noise. An acoustic report has accompanied the application and has been assessed and considered by the LPA. The addition of 1 additional piece of plant equipment to the roof over the original proposal is not expected to significantly alter the soundscape of the area. The report corroborates this as does the opinion of the LPA's environmental health department. The development would not unduly impact the character or appearance of the surrounding area, whilst contributing significantly to the health and wellbeing of vulnerable persons using or occupying the hospital the plant is designed to serve. As such, the proposal accords with Policy DM1.

National Planning Policy Framework:

The NPPF sets out the Government's planning policies for England and how these should be applied. Applications should be determined in accordance with the development plan, unless material considerations indicated otherwise. The NPPF is considered a material consideration.

The overarching purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development within the planning system has three objectives, which are interdependent and consist of economic, social and environmental sustainability objectives. So that sustainable development is pursued in a positive way, at the heart of the framework is a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay.

It is considered that the development proposed under this Section 73 Application represents sustainable development, which accords with an up to date development

plan. As such, the NPPF states that the development should be approved without delay.

Notes

Section 73 of the Town and Country Planning Act 1990 allows the LPA to consider applications for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted. On such an application, the LPA shall consider only the question of the conditions subject to which planning permission should be granted. If it is decided that planning permission should be granted subject to different conditions from the previous consent or be granted unconditionally, then planning permission shall be granted accordingly. If it is the opinion of the LPA that development should continue based on the previous approval, then the new application shall be refused. An approval shall not extend the time for which an application can commence and cannot be granted if the previous permission has not been implemented within the timeframe consented.

RECOMMENDATION:

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

1. The development hereby approved must have commenced prior to 27 June 2020.

Reason - Required to be imposed pursuant to Section 73 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:

- Location Plan (Drawing K5002-AFL-XX-XX-DR-A-00701 Revision P1 dated 13 June 2016) – Received 27 June 2017
- Existing Roof Plan (Drawing K5002-AFL-XX-XX-DR-A-01701 Revision P1 dated 13 June 2017) – Received 27 June 2017
- Proposed Plant Elevation A (Drawing K5002-AFL-XX-XX-DR-A-20702 Revision P2 dated 13 June 2017) – Received 02 February 2022
- Proposed Plant Elevation B (Drawing K5002-AFL-XX-XX-DR-A-20702 Revision P1 dated 13 June 2017) – Received 02 February 2022
- Proposed New Window (Drawing K5002-AFL-XX-XX-DR-A-20704 Revision P1 dated 13 June 2017) – Received 27 June 2017
- Proposed Roof Plan (Drawing K5002-AFL-CC-CC-DR-A-20701 Revision P02 dated 13 June 2017) – Received 02 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. The development hereby approved shall be completed in accordance with the recommendations and conclusions of the Plant Noise Impact Assessment prepared by Cundall reference '1026453-CDL-ZZ-XX-RP-AS-45200 Revision P02, dated 20 April 2020 and received by the Local Planning Authority on 02 February 2022.

Reason – To ensure that the development does not cause unacceptable amenity impacts to nearby residents or users and occupiers of nearby buildings, in accordance

with saved Unitary Development Plan policy DC26.1 and policies SP1 and DM1 of the Manchester Core Strategy.

In assessing the merits of an application for planning permission officers will seek to work with the applicant in a positive and pro-active manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, no issues presented during the assessment of the application.