

Application Number/s: 131828/FO/2021

Applicant: MFT NHS

Agent: Day Architectural

Location: MRI Outpatients Building, MRI, Manchester

Proposal: Erection of a single storey modular building within ambulance car parking area including link corridor to existing building

Ward: Ardwick

Description of Site and Surrounding Area

The application relates to an area of land to the southwest of the main hospital building within the Manchester Royal Infirmary campus. The area of land is immediately to the north of Nelson Street and is currently used as an ambulance parking area and associated access road.

Description of Proposal

The application seeks permission for the erection of a single storey modular building with an associated link corridor to the existing main building and access ramp from a footway. The proposed development would lead to the reconfiguration of the ambulance parking bays and the road network layout to Nelson Street.

Publicity LBC

Site Notice/s Posted and Dates: Posted 18/03/22, Expired 08/04/22

Press Adverts Published and Dates: Not Required

Neighbour Notification: Notified 11/03/22

Representations Received: None

Consultations

Highway Services

No objection in principle. Requested further details as to proposed road signage and routing of traffic as a result of the proposed development's alterations to the highway network. Additional information provided by agent and forwarded to Highway Services on 08 April 2022. The additional information was accepted and highways confirmed no objection following submission of the further details.

Environmental Health

No objection. Requested a condition relating to plant acoustics. However, no plant is proposed as part of the development so the condition would not meet the tests as set out under Paragraph 56 of the NPPF.

Manchester Flood Risk

No comments to make other than the recommendation of informatives relating to surface water management/flood prevention.

Greater Manchester Police

No comments to make other than the recommendation of informatives relating to safety/crime prevention.

United Utilities

Requested additional information relating to finished levels and drainage management. Information received from agent and provided to United Utilities on 08 April 2022. United Utilities confirmed acceptance with informative.

Save Unitary Development Plan Policies:

It is not considered that any saved Unitary Development Plan policies are particularly relevant to the development proposed under this application.

Core Strategy Policies:

- Spatial Principles (SP1)

Development in all parts of the City should make a positive contribution to neighbourhoods of choice. Proposals shall achieve this by ensuring the creation of well designed places that enhance or create character, make a positive contribution to health, safety and wellbeing of residents, consider the needs of all members of the community and protect and enhance the built and natural environment.

The proposed development would fall within the MRI Hospital Campus and would not be readily visible from outside the campus. The overarching aim of the proposed building would be to improve facilities and accessibility to MRI buildings, which are likely to include emergency situations. As such, it is inevitable that the proposal would make a positive contribution to the health, safety and wellbeing of residents of the city. The proposal would likely have a neutral impact on the local character of the area and would benefit all members of the community through improvement of public healthcare facilities.

The proposal is considered to correspond with the overarching aims of Core Strategy Policy SP1 and is thus acceptable in this regard.

- A Place for Everyone (CC10)

The City Centre shall develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through high standards of accessibility to buildings and across spaces in the city centre.

The proposed development would lead to improved accessibility, particularly by vulnerable people and those in emergencies to the MRI hospital buildings. As such, the proposal corresponds with the aims of Policy CC10 and is acceptable.

- Development Management (DM1)

All development should have regard to a variety of specific issues as set out under Policy DM1. Specific and related to this proposal includes appropriate design and appearance, effect on amenity, accessibility, design for health and vehicular access and parking.

The proposed development consists of a single storey modular building with associated access corridor and an accessible ramped access from the ambulance parking loading area. The proposed development is basic in terms its appearance. However, the building is designed to be functional and is not in a particularly prominent location. As such, though not contributing positively to the design and character of the surrounding area, the proposal would equally not detract from the surroundings. The proposed development would also not be expected to cause negative amenity impacts to the users of occupiers of nearby buildings. The building, by virtue of its use and location, must be and is accessible to all people including those would be accessing the building by wheelchair. The building is designed for health given its location and proposed use and is accessible by ambulances who would be accessing the site.

It is therefore considered that the proposal duly accords with Core Strategy policy DM1.

National Planning Policy Framework Policies:

The NPPF forms a material planning consideration to all planning applications. The overarching aim of the document is to ensure policies and planning decisions lead to sustainable development in terms of economic, social and environmental sustainability. The Framework states that proposals that achieve sustainable development and accord with an up to date local plan should be approved without delay.

Paragraph 98 of the NPPF states that to ensure faster delivery of public service infrastructure (such as hospitals and facilities), local planning authorities should work proactively and positively with promoters and delivery partners to plan for required facilities and resolve key planning issues as soon as possible, ideally prior to the submission of the application. In this instance, the LPA and applicant have worked proactively to ensure that the proposal can proceed whilst taking into account any planning concerns during the processing of the application.

Paragraph 123(b) states that local planning authorities should take a positive approach to applications that would make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision. In this instance, the proposed building would provide additional space for services relating to the loading and unloading of patients to and from the MRI hospital. As such, the proposal would correspond with Paragraph 123(b).

Conclusion

It is considered that the proposed development would improve the services provided by a key and major Greater Manchester hospital. The proposal accords with relevant saved policies and active policies within the Manchester Unitary Development Plan

and Core Strategy respectively. Upon consideration of relevant paragraphs within the National Planning Policy Framework, the proposal also accords with the Framework and thus should be recommended for approval without delay.

RECOMMENDATION:

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

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 with consideration to the supporting information.

Drawings

- Existing Location Plan (Drawing 040002 Revision P1 dated 26 August 2021) – Received 04 October 2021
- Proposed Location Plan (Drawing 020101 Revision P1 dated 30 September 2021) – Received 13 April 2022.
- Proposed Site Plan (Drawing 040003 Revision P1 dated 26 August 2021) – Received 04 October 2021
- Proposed Demolition Plan (Drawing 040004 Revision P1 dated 26 August 2021) – Received 04 October 2021
- Proposed Foundation Plan (Drawing 212093 Revision P4 dated July 2021) – Received 08 April 2022
- Proposed Ground Floor Plan (Drawing 040010 Revision P1 dated 26 August 2021) – Received 04 October 2021
- Proposed Roof Plan (Drawing 040011 Revision P1 dated 26 August 2021) – Received 04 October 2021
- Proposed Elevations (Drawing 040101 Revision P1 dated 26 August 2021) – Received 04 October 2021
- Proposed Sections (Drawing 040102 Revision P1 dated 26 August 2021) – Received 04 October 2021
- Proposed Highway Layout Plan (Drawing 020001 dated 18 January 2022) – Received 08 April 2022.
- Proposed Traffic Management Plan (Drawing 020104 Revision P1 dated 18 January 2022) – Received 08 April 2022

Supporting Information

- Email received from Wastewater Development Services department of United Utilities on 19 April 2022 at 09:54
- Consultation Response from United Utilities
- Consultation Responses from Highway Services, Environmental Health, Flood Risk and Greater Manchester Police

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.

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included ongoing discussions about the traffic management and highway safety of the development and discussions with United Utilities.