

Application Number/s: 132430/JO/2021

Applicant: Property and Estates Development Trust

Agent: Day Architectural Ltd

Location: MRI, Oxford Road, Manchester

Proposal: Variation of Condition 4 (Approved Drawings) to allow for amendments to approved scheme

Ward: Ardwick

Description of Site and Surrounding Area

The application relates to part of the Manchester Royal Infirmary Hospital campus. Specifically, the application relates to the northeast corner of the building containing the existing Paediatric Emergency Department at the Royal Manchester Children's Hospital, which is towards the eastern border of the campus and includes Ronald McDonald House.

Description of Proposal

The application seeks permission to vary the conditions (Section 73 Application) as attached to development approved under application 128743/FO/2020. The application seeks to vary Condition 4 (Plans and Documents) only. The following alterations are proposed from the previously approved development:

- Alterations to design of cladding used to cover ductwork drops
- Additional plant equipment
- GRP enclosure added to roof level at Level 03.
- 4no. condenser units added to external wall at Level 00.

It is deemed these alterations are not so significant that a new full application is required, with the alterations representing a minor material amendment to development previously approved under 128743/FO/2020.

Publicity

Site Notice/s Posted and Dates: Posted 18/01/22, Expired 08/02/22

Press Adverts Published and Dates: Not Required

Neighbour Notification: Not Required – Entire area is part of the MRI Campus.

Representations Received: None

Consultations

Environmental Health

Save Unitary Development Plan Policies:

- Development and Noise (26)

Core Strategy Policies:

- Spatial Principles (SP1)
- Development Management (DM1)

National Planning Policy Framework Policies:

- Achieving Sustainable Development (2)
- Decision-making (4)

Section 73 Application

The application has been submitted to make a variation of a condition following the grant of planning permission. Section 73 of the Town and Country Planning Act 1990 allows applications to be made for permission to develop without complying to previously imposed conditions. The LPA can grant such permission unconditionally, or subject to different conditions or can refuse the application.

The original permission continues to subsist whatever the outcome of the application under Section 73.

Design

The overall scale and appearance of the development is not proposed to markedly change as a result of the amendments proposed under the Section 73 application. The fundamental impact in terms of design and impact on surrounding area remains acceptable.

Amenity

There is the potential that the proposed increase in plant equipment may alter the sound/noise levels generated by the development and this would need assessing. The previously approved application included a condition relating to plant noise, which will be added to this subsequent Section 73 application.

Conclusion

The minor amendments proposed to the application are acceptable, with the development according with Core Strategy policies DM1 and SP1. In order to control potential noise impacts, an appropriate condition can be used to allow otherwise unacceptable development be acceptable, as per NPPF paragraph 55. Compliance with the condition would lead to the development according with saved UDP Policy 26.

RECOMMENDATION:

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been included in the decision, with the mutual agreement of the applicant, to ensure the development is acceptable.

1. The development must be begun not later than 23 April 2024

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:

88019-DAY-XX-ZZ-DR-A-02-0102-Block Plan-P3

88019-DAY-XX-00-DR-A-05-0101-Existing Ground Floor Plan-P7

88019-DAY-XX-01-DR-A-05-0102-Existing First Floor Plan-P2

88019-DAY-XX-02-DR-A-05-0103-Existing Second Floor Plan-P2

88019-DAY-XX-03-DR-A-05-0104-Existing Third Floor Plan-P3

88019-DAY-XX-04-DR-A-05-0105-Existing Fourth Floor Plan-P2

88019-DAY-XX-ZZ-DR-A-05-1100-Existing Courtyard Elevations-P2

88019-DAY-ZZ-00-DR-A-07-0101-Level 00 Proposed GA-P1

88019-DAY-ZZ-01-DR-A-07-0102-Level 01 Proposed GA-P1

88019-DAY-ZZ-ZZ-DR-A-07-0103-Levels 02 and 03 Proposed GA-P1

88019-DAY-ZZ-04-DR-A-07-0104-Level 04 Proposed GA-P1

88019-DAY-ZZ-ZZ-DR-A-07-0105-Proposed Roof Plan-P4

88019-DAY-ZZ-ZZ-DR-A-07-0107-Courtyard Plant Room Plan and Sections-P1

88019-DAY-ZZ-ZZ-DR-A-07-0108-New Canopy Details-P1

88019-DAY-XX-ZZ-DR-A-07-0109-Phase 1 Roof AHU Location and Elevations-P1

PED-88019-XX-XX-DR-A-07-0110 - Ductwork Drops Plans and Elevations_P3

MFT-88019-XX-ZZ-DR-A-90-0101_P3 - Existing External Works

MFT-88019-XX-ZZ-DR-A-90-0102_P3 - Proposed External Works Plan

REP-1012044-5A-AP-20200327-Stage 3 acoustics report-F

DAY-XX-XX-DR-A-07-0111_P1 – GRP Enclosure to Roof Plan and Elevation

DAY-XX-XX-DR-A-07-0112_P1 – New Condenser Units Location Plan and Elevation

Email from Kate Anwyl to Anthony Mitchell MCC LPA 23 April 2021 0937 Hrs stating that the ductwork as shown on drawing number - PED-88019-XX-XX-DR-A-07-0110 - Ductwork Drops Plans and Elevations P1 are temporary, for 2 years during the use of the first phase and once the further works are completed, this ducting and cladding will be removed.

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. Any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. in order to secure a reduction in the level of noise emanating from the equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

4. Prior to the commencement of the development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this should include:

- Hours of site opening/operation;
- Display of an emergency contact number;
- Compound locations where relevant;
- Details regarding location, removal and recycling of waste (site waste management plan);
- Phasing and quantification/classification of vehicular activity;
- Types and frequency of vehicular demands;
- Routing strategy and swept path analysis;
- Parking for construction vehicles and staff;
- Sheeting over of construction vehicles;
- A commentary/consideration of ongoing construction works in the locality;
- The erection and maintenance of security hoardings;
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times.

The construction management plan will cover the phased construction of the works if required. The development shall then be carried out in accordance with the approved construction management plan(s).

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the City of Manchester Core Strategy.