

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131018/FO/2021

Date registered valid: 9 July 2021

Proposal: Installation of 1no. Air Handling Unit (AHU) to roof above the existing endoscopy suite, together with fence line at roof level, associated ductwork, access gantry walkway together with installation of 1no. AHU to ERCP (Xray) building, new roof dormer, maintenance access, gantry walkway and new access doors to roof

Address: North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Ward(s): Crumpsall Ward

Applicant: Mr Eddie Fitzpatrick, Property & Estates Development Trust, Trust Headquarters, Cobbett House, Oxford Road, Manchester, M13 9WL

Agent (if any): Mr Sam Hall DAY Architectural, 77 Deansgate, Manchester, M3 2BW

Case officer: Steven McCoombe
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Recommendation: Approve

Date of recommendation: 5 October 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 11 August 2021

Standard consultations:

Printed: 10 August 2021 Expired: 31 August 2021

Neighbour notifications

No neighbour notifications have been printed and sent.

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

Description of site/building and surroundings

The application site relates to part of North Manchester General Hospital, Delaunays Road, situated within the Crumpsall area of Manchester.

The application site is bound to the north by the existing hospital, to the east by woodland, to the south by the Jewish Cemetery and existing residential housing off Crescent Drive and Magna Drive and to the west by the existing Park House site. The wider surrounding area is characterised by healthcare uses (Class C2) to the north of the site, within the North Manchester General Hospital Campus and residential uses (Class C3) to the south of the site.

Vehicular and pedestrian access to the site can be gained south of the site via Crescent Drive or to the north of the site via Central Drive.

In the case of the application proposal, the proposed works relates to the rooftops of the Endoscopy suite and ECRP X ray suite buildings which are located relatively central to the hospital site, away from the main hospital entrance and surrounded primarily by hospital buildings and opposite one of the main surface level, public car parks.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

Planning permission is sought for the installation of 2, roof mounted air handling units (AHU) involving 1no AHU to the roof above the existing Endoscopy suite to allow for sufficient air changes for endoscopy procedures, as well as a new fence line at roof level around the AHU

and ductwork to obscure the view of the plant equipment due to its location which is visible from main hospital road. In addition, an access gantry walkway is proposed to allow for maintenance access.

Further to this, the installation of 1no. AHU to ERCP (Xray) suite roof is proposed. This is sited within an internal courtyard to provide sufficient air changes to ERCP suite below and involves the installation of a new dormer to the existing ERCP roof, with maintenance access, for AHU ductwork. Again, an access gantry walkway for maintenance access is proposed, as well as access doors to both roof areas, situated off the first floor link corridor out onto new gantry walkways.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – In response to the originally submitted acoustic report, it was required that decibel levels be calculated (when all the units are on together) and shown after the proposed mitigation to demonstrate that MCC criteria can be met. It was also required that, the calculations show acoustic corrections to been added.

Following receipt of a revised acoustic report (planning compliance report by KP Acoustics Ltd), the attenuation figures are considered acceptable. A verification report will be required to demonstrate the agreed figures can be met.

Highways Services – The proposal is supported.

The proposed permanent works to the roof areas do not adversely impact on pedestrian or Vehicle traffic within the hospital campus.

The site compound and site access route proposals are acceptable from a highway perspective.

In relation to the two crane lifts at weekends from the drop off area, whilst we seek no formal submission, it is recommended that a traffic management plan is developed to coordinate traffic movements and develop alternative drop-off provision during these times.

Policy

The below policy and guidance is considered relevant to the consideration of this application.

- Saved policy DC26 of the Unitary Development Plan for the City of Manchester;
- Policies DM1, EC1, EN4, SP1 of the Manchester Core Strategy;
- National Planning Policy Framework (NPPF).

Issues

Principle

Subject to assessing the impact upon visual amenity and general amenity, the principle of the proposed works is considered entirely acceptable and highly necessary to the functioning of the associated wards within the hospital in order to circulate air as part of a heating, ventilation and air-conditioning system and to supply fresh air to the buildings. On this basis, the public benefits that the proposal will deliver are considered to outweigh the negligible impact to visual and general amenity. The proposed development is therefore compliant with the aforementioned policy and guidance.

Relevant matters are outlined further below.

Visual Amenity

The impact to visual amenity can be considered relevant to each rooftop to which the installations relates.

Endoscopy Suite

The existing roof plan comprises a sloped upper section which accommodates the existing steel structure, which is to be utilised for the AHU, with a flat roof lower section to the front.

The present roofscape is relatively uncluttered with 2no. protected vent hoods to the right-hand side of the plan as well as the host steel structure.

Due to its roof top level, it is believed that any views will be limited and given the context of a hospital site, the impact can be sustained without any significant effects.

In mitigation, as the installation will be visible from the public highway (Crescent Drive which dissects the hospital site), aluminium perforated screen are proposed, to limit visibility of the plant equipment from the public domain. In addition, a second screen on the lower roof will serve to screen the ductwork supplying the air to the Endoscopy rooms.

It is proposed that the colour of the new screens are to be a similar colour to the existing brickwork, whilst taking design inspiration from the newly proposed multi-storey car park on the other side of the hospital site. The chosen materials for this screen (brass_anodised/corten aluminium). An appropriate condition has been included to ensure the details of the materials are agreed prior to installation.

ECRP (X ray)

The existing roof plan comprises a flat roof with a number of roof lights and M&E equipment boxes across its entirety.

Access to the roof is intended to be via the internal link corridor, to the right-hand side of the plan, which will enable access of materials and labour for the construction works for the AHU and the proposed dormer works.

Due to the context of the rooftop which presently houses a variety of external plant equipment, coupled with the enclosed nature of the rooftop, due to it being surrounded by other hospital buildings, including the Endoscopy suite, views of the roof are extremely limited. As such, the impact to visual amenity is considered negligible and mitigation in the form of screening is not considered necessary.

Noise and Impact to Residential Amenity

The application has been accompanied by a noise impact assessment, involving a 24-hour environmental noise survey.

The survey considered the closest noise sensitive receivers, identified as being windows of the adjacent hospital buildings, located approximately 3 metres away from each installation.

The results of the survey have enabled a representative background noise level to be set and for which it has been concluded that noise emissions from the proposed plant units would not have an adverse impact on the nearest office receivers provided that the noise control strategy outlined within the assessment are implemented. This involves the use of an acoustic silencer to be installed within each ducting route, the use of a plant enclosure to provide minimum noise insertion levels and the installation of anti-vibration mount in order to ensure that vibrations do not give rise to structure-borne noise.

Environmental Health have reviewed the assessment and consider the survey and noise control measure to be acceptable. A condition has been included to ensure compliance with the assessment and for a verification report to be submitted and agreed post implementation in order to ensure compliance with the agreed noise criteria.

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

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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 received by the City Council as Local Planning Authority on 9 July 2021.

20201-DAY-XX-00-DR-A-02-0102 - Site Plan_P1

20201-DAY-XX-01-DR-A-02-0101 - Location Plan_P1

20201-DAY-XX-XX-DR-A-02-0103 - Site Access_P1
20201-DAY-XX-XX-DR-A-02-0104 - 3D Views_P1
20201-DAY-XX-01-DR-A-10-0111 - Proposed Roof Demolition Plan_P1
20201-DAY-XX-XX-DR-A-12-0112 - Proposed Site Access_P1
20201-DAY-XX-01-DR-A-20-0111 - Phase 1A - Proposed Endo Roof GA Plan_P1
20201-DAY-XX-01-DR-A-20-0112 - Phase 1B - Proposed ERCP Roof GA Plan_P1
20201-DAY-XX-XX-DR-A-20-1101 - Endoscopy Suite Elevations_P1
20201-DAY-XX-XX-DR-A-20-1102 - ERCP Suite Elevations_P1

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) a) The externally mounted ancillary plant, equipment and servicing hereby approved shall be implemented in accordance with details contained within the submitted, revised Planning Compliance Report produced by KP Acoustics Ltd (Ref: 22848.PCR.01/A, received by the City Council as Local Planning Authority on 13 September 2021.

b) Prior to the equipment becoming fully operational, a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

4) Other than the installation of the proposed air handling units and associated servicing works, no work to the external elevations shall take place, unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority, in the interests of the visual amenity of the area within which the site is located, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH1