

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Danielle Taylor
Manchester University NHS Foundation
Trust
UHSM International House
Ledson Road
Roundthorn Industrial Estate
Manchester
M23 9LP

Agent (if used)

Ben Loughran
IBI Group
Unit 2 Blueberry Business Park
Rochdale
OL16 5DB

Part 1 – Particulars of the application/development

Proposal: Erection of roof top extension to existing emergency department to provide additional theatre suites

Location: Wythenshawe Hospital , Southmoor Road, Roundthorn Industrial Estate, Manchester, M23 9LT

Date of application: 25 November 2020

Application number: 128710/FO/2020

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

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 were advertised by site notices which did not raise any objections and the application has been determined following an extension of time to discuss drainage matters.

Condition(s) attached to this decision

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 25th November 2020:

Application Form

Location Plan 124278-IBI-WB-00-PL-A-100-0001

Existing Roof Plan 124278-IBI-01-01-PL-A-200-0003

Existing First Floor Layout 124278-IBI-01-01-PL-A-200-0007

Existing Sections 124278-IBI-01-ZZ-SE-A-200-0001

Existing Elevations 124278-IBI-WB-ZZ-EL-A-200-0001

Proposed First Floor Layout 124278-IBI-01-01-PL-A-200-0001

Proposed Plant Room Layout 124278-IBI-01-01-PL-A-200-0002

Proposed Sections 124278-IBI-01-ZZ-SE-A-200-0002

Proposed Roof Plan 124278-IBI-WB-Zz-El-A-200-0001

Proposed Elevations 124278-IBI-WB-Zz-El-A-200-0002

Design & Access Statement prepared by IBI Group Architects, Ref:124278, dated Nov 2020

Wythenshawe Hospital - External Materials Schedule, prepared by IBI Group.

Document ref: 124278-IBI-XX-XX-SC-A-200-0001 Rev 1

Proposed Drainage Plan, drawing ref: 28141-620

Wythenshawe Hospital Travel Plan prepared by NHS Manchester Foundation Trust, dated June 2020

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 extension hereby approved shall be carried out in accordance with the materials as set out in the Wythenshawe Hospital External Materials Schedule (Document ref:124278-IBI-XX-XX-SC-A-200-0001 Rev 1) prepared by the IBI Group and received by the City Council as Local Planning Authority on the 25 November 2020.

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, as specified in policies SP1 and DM1 of the Core Strategy.

4) 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 noise level of 5DB below existing background (LA90) in each octave band at the nearest noise sensitive location.

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 policy DM1 of the Manchester Core Strategy.

5) Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- o Hours of working;

- o Dust and mud suppression measures and contractor wheel cleaning and mitigation measures to prevent dust and smoke from the site;
- o The routing of construction traffic;
- o Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- o For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.
- o Compound locations where relevant;
- o Location, removal and recycling of waste;
- o Parking of construction vehicles; and
- o Sheeting over of construction vehicles.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and operations of the hospital, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (July 2012) and in the interests of aerodrome safeguarding and flight safety as dust and smoke clouds are hazardous to aircraft engines and can present a visual hazard to pilots and air traffic controllers, pursuant to Core Strategy policy DM2

6) Prior to first occupation of the building hereby approved, details of the measures to prevent birds being attracted to the site, roosting or loafing on the roof, shall be submitted to and approved in writing by the City Council as local planning authority. The measures shall include a bird hazard management plan (bhmp) and include the details for regular maintenance inspections of the roof to remove any detritus or any evidence of nest building.

Reason: In the interests of aerodrome safeguarding and to avoid the risk of any birdstrike or increase in the number of hazardous birds in the vicinity of Manchester Airport (MAN) that would increase the risk of a birdstrike to aircraft using the airport, pursuant to Core Strategy policy DM2.

7) All exterior lighting attached to the building must be capped at the horizontal position with no upward light spill.

Reason: In the interests of aerodrome safeguarding and flight safety to prevent distraction or confusion to pilots using Manchester airport pursuant to Core Strategy policy DM2.

8) The development hereby approved shall not include the installation of any solar photovoltaics on any part of the building without the prior written consent of the City Council as local planning authority.

Reason: In the interests of aerodrome safeguarding and flight safety to prevent ocular hazard and distraction to pilots using Manchester airport pursuant to Core Strategy policy DM2.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

The applicant's attention is drawn to the new procedures for crane and tall equipment notifications, please see:

<https://publicapps.caa.co.uk/docs/33/CAP1096%20E2.1%20September%202020%20FINAL.pdf>

The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network

Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Any easily accessible first floor windows should be certified to BS PAS 24 or LPS 1175 SR2 and incorporate a pane of laminate glazing.

Access should be restricted and governed with a robust access control system.

Any existing CCTV and alarm systems should be extended to cover the proposed development.

Date: 25 March 2021

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.