

## Planning

## Growth & Development

### Delegated officer report for planning application

|                                |                                                                                                                                                        |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application no.</b>         | 131025/NMC/2021                                                                                                                                        |
| <b>Date registered valid:</b>  | 9 July 2021                                                                                                                                            |
| <b>Proposal:</b>               | Non-Material Amendments to planning permission 123748/FO/2019 to allow for amendments to the external appearance of the Paterson Redevelopment Project |
| <b>Address:</b>                | Christie Hospital Nhs Trust, 550 Wilmslow Road, Manchester, M20 4BX                                                                                    |
| <b>Ward(s):</b>                | Withington Ward                                                                                                                                        |
| <b>Applicant:</b>              | Michael Tunstall Integrated Health Projects Ditton Road, WA8 0PG                                                                                       |
| <b>Agent (if any):</b>         | Mr Daniel Ramsay Turley 1 New York Street, Manchester, M1 4HD                                                                                          |
| <b>Case officer:</b>           | David Lawless<br>Tel: 0161 234 4543<br>Email: david.lawless@manchester.gov.uk                                                                          |
| <b>Recommendation:</b>         | Approve                                                                                                                                                |
| <b>Date of recommendation:</b> | 2/9/21                                                                                                                                                 |

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#### Application details

**Type of application:** Non-Material Change Application

**Development type:** Notifications

**Standard consultations:**  
No consultations have been printed and sent.

**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/area**

This application relates to a 0.64 hectare site formally occupied by the four storey Paterson Building to the north of the Wilmslow Road/Oak Road junction. The site is located within Flood Zone 1 (low risk of flooding) and is not located within an Air Quality Management Area.

The Paterson Building was damaged by fire in 2017 and permission was granted for its demolition in December 2018 (ref. 121526/DEM/2018). The main site is located on the western side of Wilmslow Road, within the main Christie campus and adjoins hospital buildings to the west and north. The campus is made up of a variety of buildings of differing scale, though they are predominantly 4 to 5 storeys in height. On the opposite side of Oak Road is a three storey residential property and elements of a 2 storey commercial premises that fronts Wilmslow Road. There are a number of three storey residential properties and the three storey Manchester Cancer Research Centre (MCRC) on the opposite side of Wilmslow Road.

Planning permission to erect the Paterson Building was approved in September 2019 under reference 123748/FO/2019.

**Listed building:** no

**Conservation area:** no

**Tree Preservation Order:** no

## **Description of development**

The applicant is applying to undertake a series of non-material amendments to the design of the Paterson Building:

- a) The external waste store has been remodelled, with the overall area of the external waste storage reducing.
- b) The addition of two additional sets of louvres on Level 09 of the Western elevation.
- c) The installation of spandrel panels in the east elevation in order to provide required levels of privacy.
- d) Introduction of additional horizontal joints, centred between the floor level joints, in the rainscreen cladding on the south elevation.
- e) Revised design of the plant and building services on the rooftop of Level 03.
- f) A reduction in the height of the strobic fans / flue on the rooftop of Level 09, introduction of aluminium acoustic screen.

## **Consultations & Notification Responses**

n/a

## **Policies**

**The National Planning Policy Framework (February 2019)** – The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without
- delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

**Core Strategy Development Plan Document** – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Spatial Objective SO1, *Spatial Principles* – Provide a framework within which the sustainable development of the City can contribute to halting climate change.

Policy SP1, *Spatial Principles*, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management*, – This policy states that all development should have regard to a number of specific issues, the most relevant of which are detailed below:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity,
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes. Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

## **Issues**

**Design** – The proposed amendments to the design of the Paterson Building will not impact upon the quality of the development previously approved in September 2019.

**Residential and Visual Amenity** – The proposed amendments to the design of the Paterson Building will not have a detrimental impact upon the levels of residential and visual amenity enjoyed within the vicinity of the site.

**Pedestrian and Highway Safety** – The amendments to the design of the Paterson Building will not have an impact upon existing levels of pedestrian and highway safety.

## **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

**Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse**

1) The details of the proposed amendments are:

- a) The external waste store has been remodelled, with the overall area of the external waste storage reducing.
- b) The addition of two additional sets of louvres on Level 09 of the Western elevation.
- c) The installation of spandrel panels in the east elevation in order to provide required levels of privacy.
- d) Introduction of additional horizontal joints, centred between the floor level joints, in the rainscreen cladding on the south elevation.
- e) Revised design of the plant and building services on the rooftop of Level 03.
- f) A reduction in the height of the strobic fans / flue on the rooftop of Level 09, introduction of aluminium acoustic screen.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes

will have no material impact upon the levels of residential and visual amenity and pedestrian and highway safety enjoyed within the vicinity of the site.

3) Condition 3) The development hereby approved shall be carried out in accordance with the following drawings stamped as received on 28th May 2019:

- 1) PRP-BDP-Z01-XX-EL-A-2195 P01
- 2) PRP-BDP-Z01-XX-EL-A-2196 P01
- 3) PRP-BDP-Z01-XX-PL-L-9002
- 4) PRP-BDP-Z01-XX-PL-L-9003
- 5) PRP-BDP-Z01-00-PL-A-8001 P01
- 6) PRP-BDP-Z01-01-PL-A-8001 P01
- 7) PRP-BDP-Z01-02-PL-A-8001 P01
- 8) PRP-BDP-Z01-03-PL-A-8001 P01
- 9) PRP-BDP-Z01-04-PL-A-8001 P01
- 10) PRP-BDP-Z01-B1-PL-A-8001 P01
- 11) PRP-BDP-Z01-XX-EL-A-8001 P01
- 12) PRP-BDP-Z01-XX-EL-A-8002 P01
- 13) PRP-BDP-Z01-XX-EL-A-8003 P01
- 14) PRP-BDP-Z01-XX-EL-A-8004 P01
- 15) PRP-BDP-Z01-XX-SE-A-8001 P01
- 16) PRP-BDP-Z01-XX-PL-A-9091 P01
- 17) PRP-BDP-Z01-XX-PL-A-9092 P01
- 18) PRP-BDP-Z01-XX-PL-A-9093 P01

and those stamped as received on 9 July 2021:

- 19) PRP-BDP-Z01-00-PLA-0991 P03
- 20) PRP-BDP-Z01-01-PLA-0991 P03
- 21) PRP-BDP-Z01-02-PLA-0991 P03
- 22) PRP-BDP-Z01-03-PLA-0991 P03
- 23) PRP-BDP-Z01-04-PL-A-0991 P03
- 24) PRP-BDP-Z01-05-PL-A-0991 P03
- 25) PRP-BDP-Z01-06-PL-A-0991 P03
- 26) PRP-BDP-Z01-07-PL-A-0991 P03
- 27) PRP-BDP-Z01-08-PL-A-0991 P03
- 28) PRP-BDP-Z01-09-PL-A-0991 P03
- 29) PRP-BDP-Z01-B1-PL-A-0991 P03
- 30) PRP-BDP-Z01-XX-EL-A-2191 P06
- 31) PRP-BDP-Z01-XX-EL-A-2192 P06
- 32) PRP-BDP-Z01-XX-EL-A-2193 P06
- 33) PRP-BDP-Z01-XX-EL-A-2194 P06
- 34) PRP-BDP-Z01-XX-SE-A-3091 P03
- 35) PRP-BDP-Z01-XX-SE-A-3092 P03
- 36) PRP-BDP-Z01-XX-SE-A-3093 P03
- 37) PRP-BDP-Z01-00-PL-A-9001 P02

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) Condition 25) Notwithstanding the approved details, prior to construction of the external storage and servicing compound indicated on approved drawing PRP-BDP-Z01-00-PL-A-9001 P02 Rev P02 commencing, details of the external appearance of any boundary fencing (or other means of enclosure), storage buildings, machinery and surfacing materials (including samples of

materials where requested by the City Council) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The external storage and servicing compound shall thereafter be constructed in accordance with the approved details

Reason - In the interests of residential and visual amenity, pursuant to Policy DM1 in the Manchester Core Strategy.

### **Appendix 1 – List of consultees & neighbours notified**

### **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 Zone - All Exceeding 90M

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH