

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130167/NMC/2021

Date registered valid: 23 April 2021

Proposal: Non-material amendment to planning permission reference 128710/FO/2020 to allow for an increase in footprint of second floor plant room

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

Ward(s):

Applicant: Danielle Taylor, Manchester University NHS Foundation Trust, MFT International House, Ledson Road, Roundthorn Industrial Estate , Manchester, M23 9LP

Agent (if any): Ben Loughran, IBI Group Unit 2, Blueberry Business Park, Rochdale, OL16 5DB

Case officer: Linda Marciniak
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Recommendation: 17 May 2021

Date of recommendation: Approve

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: None for NMC application

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The application site comprises a section of flat roof adjacent to the newly constructed 3-storey Accident and Emergency department extension and additional rooftop extension that is currently in the build-out pipeline following approval in 2020 (128710/FO/2020).

It is situated in the eastern section of the hospital campus, south-east of the main hospital car park with access via Southmoor Road to the north.

The recently configured A&E department provides emergency treatment to adults and children in segregated zones, together with meeting rooms and staff welfare facilities at first floor.

Surrounding the building is disabled and ambulant patient car parking facing the entrance and relocated ambulance drop off at the rear. 50no. cycle spaces are also provided for visitors to the site and an emergency air ambulance helipad lies 47 metres to the south.

The 3-storey extension gained planning approval in 2016 (Ref: 112041/FO/2016/S2) and was completed in 2018.

The original A&E department dates from 1998 and is on the north-facing elevation. Its former low squat appearance has been given visual prominence by adding additional storey's and through its bold off-centred design which places each storey in a series flat-roofed terraces.

The palette of materials complements the bold design, comprising extensive use of white render and red brick with windows, door sets, and parapet cappings in mid-grey. The entrance is finished with bold red individual lettering above the main doors facing the main hospital car park.

Description of area

The wider area consists of the buildings and car parking areas associated with Wythenshawe Hospital. The buildings are predominately two and three-storey in height.

The hospital is accessed via Southmoor Road which provides links to Floats Road and Roundthorn Industrial Estate to the north and west and the wider residential area mainly to the east beyond Fouracres Road.

To the south fronting Floats Road is the main staff car park and beyond this the character changes to farmland crossed by several country lanes. Manchester Airport lies 1.22 miles south of the A&E department.

Description of development

Non-material amendment to planning permission reference 128710/FO/2020 to allow for an increase in footprint of second floor plant room.

The proposal adds an additional 23m² of roof level plantroom added to the approved 366m² plantroom approved in the above application.

Consultations & Notification Responses

None for NMC application.

Issues

Policy

National Planning Policy Framework

The NPPF was published in July 2012 and revised and updated in February 2019. It sets out the governments over-arching objectives towards plan and decision-making in England and is underpinned by the three strands of sustainable development covering social, economic and environmental aspects.

Chapter 8 is concerned with promoting healthy and safe communities. For planning decisions, this means ensuring that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community, and in ensuring that an integrated approach is taken in the location of housing, economic uses and community facilities and services.

In Chapter 11, the Framework recognises that sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. It emphasises the need to replace poor design with better design and the importance of Planning's role in meeting the needs of its communities.

At Chapter 12, the NPPF recognises good design as a Core Planning Principle. It emphasises the key role that good design plays in sustainable development and notes that good design is indivisible from good planning, both of which should contribute positively to making places better for people.

The importance of design is set out in identifying characteristics that ensure a quality of development. In summary these state that the development should:

- Function well and add to the overall quality of the area over its lifetime
- Establish a strong sense of place
- Optimise the potential of the site, create and sustain an appropriate mix of uses, and support local facilities and transport networks
- Respond to local character, history and reflect identity
- Create safe and accessible environments

- Use good architecture and appropriate landscaping to create visually attractive places

Manchester Core Strategy

The Core Strategy is Manchester's central planning policy document adopted in July 2012. Several policies are material to this proposal;

Policy EN8 requires that the design, layout, siting and function of buildings are adaptable to climate change.

Policy EC10 states that the principle of growth related to healthcare will be supported. This is in line with the broader aspirations of policy SP1 which seeks to improve the health and wellbeing of Manchester residents.

Policy EC12 is a specific policy in relation to the 'University Hospital South Manchester' and is a strategic employment location. This states that development will be expected to:

- o Support continued growth and development of the hospital;
- o Assist the continued regeneration of Wythenshawe through enabling access to the facilities and employment opportunities created.

Policy SP1 Spatial Principles highlights the importance attached to the focus of creating well designed places that enhance and create character, whilst making a positive contribution to the health of residents.

Policy DM1 is the primary Development Management policy for development in Manchester. It provides guidance on the matters for consideration in applications including design, layout, materials, waste, parking, air quality and drainage/flood risk among others.

Principle

The proposal will enable the approved extended A&E Department to meet the mechanical and engineering demands of the enhanced emergency surgical facilities approved in 2016 and 2020. This in turn meets the Core Strategy objectives established in policies EC10 and EC12 of improving healthcare provision for the local Manchester community. As such, the principle of the proposal is acceptable. The matters which require consideration are the implications due to the siting, noise output and appearance of the additional plantroom.

Siting

The additional plantroom represents a modest scale of development added second floor to the footprint on the east and west elevations. This follows revisions to how the M&E demands of the site can best achieve the desired functional relationships between the principal activity areas, as well as between the proposed new facilities and the hospitals existing Operating Department. Provision was already made in the design and construction of the extended A&E to allow such future expansion, with the steel structure extended through the in-situ concrete roof deck for this purpose.

There are no issues with the siting which has been calculated to best serve the functioning of the A&E Department following user agreement Stage 3 meetings with the hospital.

The extended footprint enables the emergency functions of the A&E department to operate smoothly within the existing building envelope without any disruption of service.

Design, Scale and Appearance

The extended plantroom forms a seamless relationship at roof level with the approved plantroom in the 2016 and 2020 schemes.

As with the approved plantroom, it has a basic, utilitarian box-shaped design with a flat roof and straight sides to meet current spatial and technical standards. It extends the rectangular footprint of the approved plantroom and has a height no greater than 14 metres which is within the aerodrome safeguarding limits for buildings within the flight path to Manchester Airport.

The materials are rendered elevations to match those of the main A&E building.

Additional louvres have been added on the front, east and west elevations which have little impact on the overall appearance of the building which maintains its clean and minimalist appearance.

In terms of functionality, the materials offer robustness and longevity with a low maintenance threshold.

Noise

The plant room at roof level is based on achieving an overall noise level no greater than 5dB below the background noise level at the nearest noise sensitive location. Achieving this criterion would ensure that noise from mechanical plant would be acceptable, based on guidance in BS 4142. To achieve these noise limits, noise control in the form of quieter plant selection, attenuators in ducted systems and, possibly, local shielding may be required. This accords with the recommendations in condition 5 of the original 2016 application.

Although not recommended by Environmental Health in the further extensions to the 2016 approval, the 2020 application re-attached the original noise mitigation condition for the plant room, which is re-appended at the end of this report, to ensure that the plant and associated connectors conform with this noise mitigation measure minimise the impact of noise emissions on residential amenity and is consistent with the approved 2016 and 2020 plantroom proposals.

Conclusion

The proposal represents a modest scale of development to the second-floor plantroom already established in the 2016 and 2020 applications; the scale being the main factor which confirms that the amendment is non-material in nature.

The addition will have little perceptible impact on the appearance of the building and is proposed to be noise insulated to current industry standards which will safeguard the amenity of local residents.

For the above reasons, the application meets the policy requirements of EC10, EC12, SP1, DM1, EC1, EN8, EN14 and T2 of the adopted Core Strategy for Manchester and chapters 8, 11 and 12 of the NPPF.

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

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 not subject to statutory notification but appropriate conditions as applied to the approved application which this Non-Material application seeks to modify, have been appended below in the interests of residential and visual amenity.

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

1. The proposed amendments relate to the provision of an additional 23m² of plantroom footprint at second floor level of the approved Accident and Emergency Department extensions.

2. The development hereby approved shall be carried out in accordance with the following drawings and documents all received on the 23 April 2021:

Application Form

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

124278-IBI-01-01-PL-A-200-0004 - Approved Roof Plan

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

124278-IBI-01-ZZ-EL-A-200-0002 - Approved Elevations

124278-IBI-01-02-PL-A-200-0002 REV 1 - Proposed Plant Room Layout

124278-IBI-01-03-PL-A-200-0002 REV 1 - Proposed Roof Plan

124278-IBI-01-ZZ-SE-A-200-0002 REV 1 - Proposed Sections

124278-IBI-WB-ZZ-EL-A-200-0002 REV 5 - Proposed Elevations

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. Following an assessment of the details submitted, the Council can confirm that the proposed amendments are non-material in nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no significant material impact upon the appearance of the development, and on existing or future residential amenity.

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.

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 45M

Area Team Boundary - Name: SOUTH