

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129810/NMC/2021

Date registered valid: 22 March 2021

Proposal: Non Material Amendment to planning permission 127914/FO/2020 to allow relocation of condenser unit and elevational alterations

Address: North Manchester General Hospital, Land South Of Ellis Drive, Manchester, M8 5RL

Ward(s):

Applicant: Michelle Humphreys Manchester University NHS Foundation Trust
North Manchester General Hospital, Trust Headquarters, Delaunays Road, Manchester, M8 5RL

Agent (if any): Mr Daniel Ramsay Turley 1 New York Street, Manchester, M1 4HD

Case officer: Jennifer Atkinson
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Recommendation: Approve

Date of recommendation: 30 March 2021

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

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

The application site is an existing 28 space surface level car park which is secured by a metal fence to the east and a wooden fence along Magna Drive. The site is relatively flat and is currently demarcated with spaces.

The footpath route to the north crosses existing hard standing, areas of car park and a small grassy verge with sporadic tree planting.

There is a small patch of grass with planting of low quality (6 category C trees and one category U tree) at the corner of Ellis Drive and Eyam Road with sporadic planting extending south along the boundary with Eyam Road.

A cluster of category B trees and a category U tree are located on the north side of Ellis Drive and to the west of the internal access road along the route of the proposed footpath improvement works.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site is located at North Manchester General Hospital. This is a 27 hectare site and is home to a district hospital, an intermediate care facility (Crumpsall Vale) and a mental health hospital (Park House).

To the east of the Site is a hospital surface car park and residential properties are located to the south, accessed off Magna Drive.

Description of development

Non Material Amendment to planning permission 127914/FO/2020 to allow relocation of condenser unit and elevational alterations

Consultations & Notification Responses

n/a

Issues

Planning permission was granted in November 2020 for the erection of a four storey office building (3,016 sqm) (Use Class E) and associated infrastructure for a temporary period of 5 years (ref. 127914/FO/2020).

Planning conditions have recently been discharged under reference number CDN/20/0750 and CDN/21/0199.

A number of changes are required to be made to the building which are listed below.

Relocation of Condenser Unit External Compound

Condition 15 of planning permission (LPA ref. 127914/FO/2020) requires all externally mounted plant, equipment and servicing to be selected and / or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.

As part of the discharge of conditions process, a noise assessment has been undertaken on the proposed condenser unit compound on the southern elevation of the building. However, the assessment has shown that at this location, the criteria in condition 15 cannot be achieved.

As such, in order to ensure compliance with condition 15, the condenser unit compound is proposed to be relocated to the northern elevation of the building whereby the noise criteria outlined can be achieved. The compound will be of the same scale and appearance of that consented.

Therefore, this proposed change is necessary to ensure compliance Condition 15 but without compromising the residential amenity of the adjacent dwellings. In this case, it is considered that the relocation of the condenser unit compound results in a betterment over the approved scheme as the plant compound will be located further away from and less visible to the adjacent dwellings, reducing any potential impact on residential amenity.

Elevation Changes

The following external changes are necessary to ensure maximum building efficiency and function for future occupiers:

- Canopy introduced on the external staircases to provide weather protection in line with Building Regulations.

- Glazing introduced to the escape doors to increase light inside the modules. The glazing on the southern elevation will be obscured, as per condition 17 of the existing consent. The staircase on the southern elevation also blocks any view into or out of the escape doors and therefore residential amenity will not be compromised.
- Building height increased by 446mm due to parapet and to achieve roof falls.
- Louvres added to the eastern elevation to ensure maximum ventilation and improve building efficiency.
- Plant room access door moved from the southern elevation to the western elevation to reflect re-location of condenser unit compound.

All other areas of the elevations will remain as approved. The amendments are considered to have minimal impact on the appearance of the approved development and ultimately ensure maximum building efficiency and function. It is noted that there is an increase in height of the building. However, given the distance to the nearest residential properties it is not considered that there would be any unduly harmful impacts in this regard.

Footpath Re-Alignment

The approved proposed footpath improvement works to link the accommodation to Central Drive follows the path of the internal service road and included a new section of footpath requiring the removal of a small section of wall and the placement of a ramp. Upon further design development, it has become apparent that the provision of the new section of footpath is not feasible due to the construction programme of the New Park House development (ref. 128563/FO/2020).

Therefore, the alignment of the proposed footpath has been amended to connect to the existing footpath within the car park to the east, as indicated on drawing no. DR-A-90801 Rev P03. This is an existing pedestrian route which is marked out and therefore requires no improvement works other than ensuring the pathway is appropriately signed, which will be implemented as part of ongoing improvement works within that area.

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:

Article 35 Declaration

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

1) The proposal involves allow relocation of condenser unit and elevational alterations.

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 acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the visual and residential amenity of the development.

4) The development hereby approved shall be carried out in accordance with the following additional drawings:

Drawings no. 20-074-BPA-OB-00-DR-A0-001 Rev C11, 20-074-BPA-OB-01-DR-A0-002 Rev C10, 20-074-BPA-OB-XX-DR-A0-004 Rev C6, 6512-SRA-E1-XX-DR-A-90801 REV P03 and Design and Access Statement ref. (Parts 1 - 8) (March 2021), prepared by Sheppard Robson stamped as received by the City Council, as Local Planning Authority, on the 22 March 2021

Drawings no. 20-074-BPA-OB-XX-DR-A0-015 Rev C11 and 6512-SRA-E1-XX-DR-A-00802 Rev P03 stamped as received by the City Council, as Local Planning Authority, on the 29 March 2021

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.

5) The development hereby approved, as indicated on drawing. 20-074-BPA-OB-XX-DR-A0-015 Rev C11 stamped as received by the City Council, as Local Planning Authority, on the 29 March 2021 and drawings 20-074-BPA-OB-01-DR-A0-002 Rev C10, 20-074-BPA-OB-XX-DR-A0-004 Rev C6 stamped as received by the City Council, as Local Planning Authority, on the 22 March 2021, can be occupied as offices (Use Class E) only and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

16) Prior to the first use of the development, the provision of 12 cycle spaces, as indicated on drawing 20-074-BPA-OB-XX-DR-A0-015 Rev C11 stamped as received by the City Council, as Local Planning Authority, on the 29 March 2021 shall be implemented prior to the first occupation of the residential element of the development hereby approved and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

17) Before first use of the development hereby approved, the windows in the south elevation, as indicated on drawing 20-074-BPA-OB-XX-DR-A0-015 Rev C11 stamped as received by the City

Council, as Local Planning Authority, on the 29 March 2021 shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

19) The pedestrian route improvement works, as shown on drawing 6512-SRA-E1-XX-DR-A-90801 REV P03 stamped as received by the City Council, as Local Planning Authority, on the 22 March 2021, shall be implemented in accordance with these details prior to first use of the development hereby approved and retained and maintained for the duration of the temporary period outlined in condition 1.

Reason - To ensure that pedestrian enhancements are put in place pursuant to policy DM1 of the Manchester Core Strategy (2012).

21) Prior to the installation of the boundary treatment, as indicated on drawing 6512-SRA-E1-XX-DR-A-00802 Rev P03 stamped as received by the City Council, as Local Planning Authority, on the 29 March 2021, details of the scale and appearance of the boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the development hereby approved and retained for the duration of the temporary period outlined in condition 1.

Reason - In the interest of security and visual amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1