

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128273/NMC/2020

Date registered valid: 12 October 2020

Proposal: Non-Material Amendment to planning permission 126139/FO/2020 to change roof top screen from expanded mesh to an aluminium louvred screen

Address: Wythenshawe Hospital , Floats Road, Manchester, M23 9LT

Ward(s): Baguley Ward

Applicant: Mr Stuart Malcolm, Manchester University NHS Foundation Trust
Property & Estates Development, 2nd Floor International House,
Ledsen Road, Manchester, M23 9GP

Agent (if any): S Findlay, AFL Architects Ltd, St Georges House , 56 Peter Street,
Manchester, M2 3NQ

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 November 2020

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: Not Required

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 relates to an area land to the north of and adjacent to the North West Heart Centre within the Hospital Site. The wider area is mixture of residential and industrial uses at the hospital site is located at the southern end of Roundthorn Industrial estate.



Image 1 Google Earth image of the application site (2020)

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The applicant is seeking planning permission to erect an extension to the Imaging department together with relocation of existing internal access road and car park barrier

Description of development

The applicant is seeking a non-material amendment to planning permission 126139/FO/2020 to change roof top screen from expanded mesh to an aluminium louvred screen

Consultations & Notification Responses

None Required

Issues

Local Policies

Manchester Core Strategy (2012)

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key Development Plan Document in the Local Development Framework (LDF). The Core Strategy is to be used as the framework that planning applications will be assessed against.

There are a number of relevant policies within the adopted Core Strategy relevant to the consideration of the current application in summary these are set out below with reference where applicable to why they are relevant in this instance.

Policy SP1 (Spatial Principles) - This policy sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. All development should have regard to the character, issues and strategy for each regeneration area as described in the North, East, Central and South Manchester and Wythenshawe Strategic Regeneration Frameworks and the Manchester City Centre Strategic Plan.

It also sets out the core development principles, including:

- Make a positive contribution to neighbourhoods of choice.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

EC10 'Wythenshawe' - Wythenshawe is expected to provide 55ha of employment land within B1a offices, B1b/c research and development and light industry and B8 logistics and distribution. The majority of economic development will be focused on:

1. Manchester Airport and specifically Manchester Airport Strategic Site and Airport City Strategic Employment Location are suitable for aviation related development and a mix of economic development uses including offices, high technology industries, logistics, warehousing and airport hotels.

2. University Hospital South Manchester suitable for growth related to the healthcare and biosciences and ancillary offices.

3. Existing employment sites along:

- West Wythenshawe Development Corridor - Oaks Business Park (B1) and Roundthorn Industrial Estate (B8);
- East Wythenshawe Development Corridor - Sharston Industrial Estate (B8), Atlas and Concord Business Parks (B1) and Ringway Trading Estate (B8).

4. The district centres of Wythenshawe, Northenden and the proposed centre at Baguley will all be suitable for mixed use local employment provision serving their catchment area.

Policy EC 12 University Hospital South Manchester Strategic Employment Location this policy states that the University Hospital South Manchester has plans to expand its operation, emphasising its role in key health care areas, bio-science and pharmaceuticals. Hospital expansion will include a mix of education and conference facilities, clinical trial labs, fitness/well being centre, an innovation centre, incubator units, an hotel and ancillary offices. Any development will be expected to:

- Support continued growth and development of the hospital
- Assist the continued regeneration of Wythenshawe through enabling access to the facilities and employment opportunities created
- Take advantage of the proposed extension of Metrolink and its proximity to the hospital site
- Address road access to the site and any conflict between road users.

Any development proposal would be expected to be set within the context of a comprehensive scheme for the whole site.

Policy DM1 (Development Management) this policy states all development should have regard to the following specific issues:-

- 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, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- 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.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

As set out within the issues section of this report below, the application proposals are considered to be in general accordance with policies of the Core Strategy.

National Policy

National Planning Policy Framework

Materiality

Section 96A of the 1990 Act (as inserted on 1st October 2009 by sec.190 of the Planning Act 2008) allows a local planning authority in England to make a change to any planning permission relating to land in its area if it is satisfied that the change is not material. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, on the planning permission as originally granted.

Planning permission was granted under planning reference 126139/FO/2020 and allowed an extension to Imaging department together with relocation of existing internal access road and car park barrier.

The applicant is now seeking to make the following changes to the approved application to allow

The drawing comparisons shown below highlight the areas the applicant is now seeking to change.

Scale and Appearance – The surrounding buildings range from single storey all way up to three and four storey buildings. In terms of the scale the proposed two storey buildings is acceptable and comparable to the surrounding buildings. Images 2 and 3 show the previous proposal and images 4 and 5 show the changes in relation to the North West Hear Centre building.

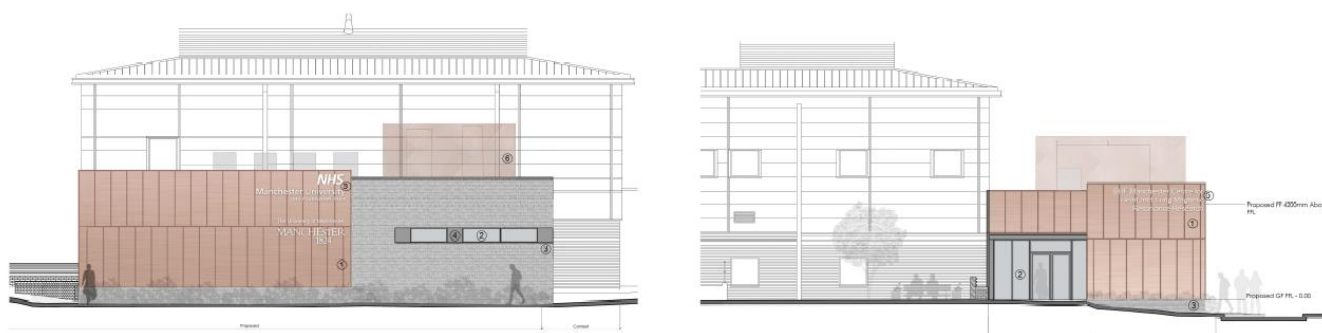


Image 2 and 3 Proposed Elevations approved under planning reference 126139/FO/2020



Image 4 and 5 Proposed Changes

As shown in the comparison the proposed building has been reduced both in scale and in its massing and as with the previous application

In terms of appearance the building will still be predominantly a copper coloured perforate cladding. The remaining parts of the building would be both a matt grey coloured cladding. The only change is the aluminium louvered screen mesh for the first floor which was previously shown as a copper coloured metal mesh. The building will also still include a glazed entrance. The Southmoor Road facing elevation will have less windows as this will be the location for the scanner and to preserve the privacy of patients using the facility.

Both the scale and appearance of the proposed building is still considered to be appropriate for the location and there are no concerns with the changes to the first floor mesh.

Conclusion - It is therefore considered that proposed revisions are of a minor nature and would have no more impact upon either visual or residential amenity than the original approved drawings.

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 proposed amendments relates to alterations to the appearance of top screen on the roof of the building.

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 have no significant material impact upon both the character and appearance of the hospital building or upon visual amenity.

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

- 1) The development must be begin no later than 15.04.2023

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:

193174-AFL-00-00-DR-A-20103 stamped as received by the City Council as Local Planning Authority on the 05/02/2020
193174-AFL-00-00-DR-A-90101 stamped as received by the City Council as Local Planning Authority on the 05/02/2020
193174-AFL-00-01-DR-A-20103 stamped as received by the City Council as Local Planning Authority on the 05/02/2020
193174-AFL-XX-PD-A-20201 Revision P5 stamped as received by the City Council as Local Planning Authority on the 12/10/2020
72781-CUR-00-XX-DR-TP-05002_P01 stamped as received by the City Council as Local Planning Authority on the 18/02/2020
SK01 REV P1 stamped as received by the City Council as Local Planning Authority on the 18/02/2020
193174-AFL-00-00-DR-A-00105 stamped as received by the City Council as Local Planning Authority on the 05/02/2020
193174-AFL-00-00-DR-A-10100 stamped as received by the City Council as Local Planning Authority on the 05/02/2020
193174-AFL-00-PD-A-01101 stamped as received by the City Council as Local Planning Authority on the 05/02/2020
193174-AFL-01-PD-A-01101 stamped as received by the City Council as Local Planning Authority on the 05/02/2020
193174-AFL-XX-PD-A-01201 stamped as received by the City Council as Local Planning Authority on the 05/02/2020
193174-AFL-00-00-DR-A-00103 stamped as received by the City Council as Local Planning Authority on the 05/02/2020

Constuction Management Plan Rev A stamped as received by the City Council as Local Planning Authority on the 18/02/2020

Phase 1 Preliminary Risk Assessment, Curtins, dated 21 June 2019, Reference: 072781-CUR-00-XX-RP-GE-001 stamped as received by the City Council as Local Planning Authority on the 18/02/2020

Phase 2 Ground Investigation, Curtins, dated 30 September 2019, Reference: 072781-CUR-00-XX-RP-GE-002 (and updated wording to contain completed gas monitoring) stamped as received by the City Council as Local Planning Authority on the 18/02/2020

Email, Ground Gas Addendum, Curtins 11 February 2020

Calibration certificates for the gas monitoring equipment use stamped as received by the City Council as Local Planning Authority on the 23/03/2020

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 development hereby approved shall be carried out in accordance with the materials as set out in drawings:

193174-AFL-XX-PD-A-20201 Revision P5 stamped as received by the City Council as Local Planning Authority on the 12/10/2020

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) The building shall be acoustically insulated in accordance with a scheme submitted under planning reference: CDN/20/0326. The documents that were submitted and approved are as follows:

Drawing 872-M5 Revision C
Drawing N7921-1 REV
HIROSS ICE NOISE DATA
HYPERCHOLL SPECIFICATION BOOKLET
NOISE - HEARING DATA

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

5) The development shall be carried out in accordance with Wythenshawe Hosptial Travel Plan - June 2020 submitted under planning reference: CDN/20/0424.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Core Strategy.

6) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the 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