



Planning Statement

Erection of a new link building in order to provide ancillary accommodation with associated works – Oakdene & Paul Murphy Centre, 1067, 1069 & 1071 Rochdale Road, Manchester, M9 8AJ

for Vesta Care Limited

Emery Planning project number: 16-020



Project : 16-020
Site address : 1069 / 1071 Rochdale
Road, Manchester, M9
8AJ
Client : Vesta Care Limited

Date : March 2020
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1. Executive summary

- 1.1 This Statement is submitted in support of a full planning application for the erection of a link building between Oakdene (no. 1067 Rochdale Road) and Paul Murphy Centre (no. 1069 Rochdale Road) on behalf of Vesta Care Ltd.
- 1.2 The Oakdene Centre and the Paul Murphy Centre provide essential and high-quality care for vulnerable adults. The former operates during the daytime and the latter enables vulnerable adults to stay overnight for short breaks. The two centres enable those vulnerable adults requiring care to benefit from an element of independence and provides essential respite for carers and families.
- 1.3 The two centres perform an essential and critically important role in the community. However, they are currently physically and functionally separate and this means that clients and staff cannot easily walk between the two buildings. Having to access the two buildings externally can be a very stressful experience for clients who may have autism (e.g. exposure to various external stimuli such as road traffic noise) and who may be away from home for the first time. It also means that staff must undertake unnecessarily time-consuming journeys between the two buildings.
- 1.4 The purpose of the proposed development is to provide a link building between Oakdene (no. 1067 Rochdale Road) and Paul Murphy Centre (no. 1069 Rochdale Road). This would mean that the two centres are fully integrated with significantly better outcomes in terms of the health and well-being of clients, and increased levels of productivity for staff. The link building would also provide ancillary amenities in order to enhance the range of facilities available with a 'break out' coffee lounge at ground floor level and a games room/cinema at first floor level.
- 1.5 The design concept is for a high quality and contemporary link structure. It would not seek to compete with the architectural or historic features of the adjacent buildings by virtue of its contrasting and lightweight design and the way it would be set back from the front building lines. It would add design quality and emphasise a sense of place within the streetscene.
- 1.6 This Statement demonstrates that the proposed development is compliant with the provisions of the development plan with significant benefits in terms of health outcomes for vulnerable adults. Planning permission should therefore be granted without delay.

2. Background to the Paul Murphy Centre and Oakdene

Vesta Care Ltd

- 2.1 Vesta Care is an established care provider for people with learning disabilities who may also have additional physical and health needs. Their mission and values are set out through their website (<http://www.vestacare.co.uk/>) and they are committed to providing the highest care within high quality and innovative settings. Vesta Care have an excellent reputation as a quality care provider within the area.
- 2.2 As set out below, Vesta Care operate the Paul Murphy Centre and Oakdene (nos. 1069 & 1071 Rochdale Road) and it is these centres that are the subject of this Planning Statement. They also operate other centres within the area, including Silverdene in Moston and Willows in Blackley.

Paul Murphy Centre (Nos. 1069 & 1071 Rochdale Road)

- 2.3 The Paul Murphy Centre provides short respite and boutique breaks for people with a learning disability, autism and physical disabilities. It is an adapted and refurbished property with 12 no. bedrooms, some of which are en-suite, and there are also two shared lounges and a shared kitchen/diner with a garden to the rear. The Centre is operated by Vesta Care (http://www.vestacare.co.uk/care_center/paul-murphy-centre/) and it has been refurbished to a particularly high standard with many of the original architectural features having been reinstated.
- 2.4 The Centre was inspected by the Care Quality Commission in February 2019 and found to provide 'Good' levels of care across all areas of assessment. The Centre performs an essential role in terms of the health and well-being of families across the region and it comprises a necessary community facility. It meets an identified need for such facilities and Vesta Care is committed to ensuring that the Paul Murphy Centre becomes a leading benchmark for other facilities within the wider area.
- 2.5 The building, recently converted from a dwelling and offices, has been refurbished to the highest standard and a number of original historic features have been restored. Vesta Care Ltd have invested substantial sums of money in refurbishing the property and securing a long-term sustainable future for the building.

Oakdene (No. 1067 Rochdale Road)

- 2.6 The Oakdene is a vibrant day centre supporting people aged between 18 and 45 who have a learning disability and associated challenges. It provides innovative and high-quality care and supports people across the whole spectrum of learning disabilities and around 50 clients use the centre, although only 20 are likely to use the centre on a typical day.
- 2.7 Further details on this care facility can be found on the Vesta Care website http://www.vestacare.co.uk/care_center/oakdene/. Almost all of the clients who attend the site are transported to and from the centre by the applicant in their own fleet of specially adapted vehicles.

3. The proposed development

- 3.1 Full planning permission is sought for the erection of a two-storey link building between the Oakdene Centre and the Paul Murphy Centre. As discussed elsewhere within this Statement, this link would significantly benefit the operation of the two inter-linked centres with better outcomes for those vulnerable adults in the care of Vesta Care Ltd.
- 3.2 The proposed link structure has been designed as a contemporary building so that it does not seek to compete with the architectural features of the two Victorian/Edwardian properties either side. The glazing would have grey powder coated aluminium frames and aluminum rainscreen cladding either side of the glazing. In order to reflect the material of the adjacent properties, the building would incorporate natural coursed stone and sill to the front elevation.
- 3.3 At ground floor level, the building would accommodate a 'break-out' coffee lounge for visitors and staff to use. This would facilitate more informal meetings with carers and staff in a relaxed setting. At first floor level, the building would incorporate a lounge area, a cinema room and a games room.
- 3.4 The proposed development would not lead to an increase in the numbers of visitors and staff to the facilities. It would allow for optimal operation of the two centres with better outcomes for those in the care of Vesta Care Ltd.

4. Relevant planning history

No. 1067 Rochdale Road (Oakdene)

- 4.1 Planning permission was granted in October 2008 for the change of use of the building from apartments to an adult day care centre (LPA ref: 087035/FU/2008/N1).

Nos. 1069/1071 Rochdale Road (Paul Murphy Centre)

- 4.2 Planning permission was granted in March 2012 for the change of use of the building as offices and residential to respite care accommodation with a hydrotherapy pool for adults with learning disabilities (LPA ref: 087353/FO/2011/N1). This approved scheme included a two storey side extension. Part retrospective approval for the same development was subsequently varied through the grant of planning permission 108871/FO/2015/N1 in March 2016.
- 4.3 In October 2017, a Section 73 application for the removal of condition no. 17 of 108871/FO/2015/N1 was withdrawn by the applicant (LPA ref: 117121/JO/2017). Two Section 73 applications were subsequently granted consent by the Council for fenestration changes to the approved scheme and changes to the disabled ramp, raised platform area, boundary fencing, external materials and landscaping (LPA ref: 117524/JO/2017 & 118607/JO/2017).

5. Planning policy context

National planning policy guidance

National Planning Policy Framework (the Framework)

- 5.1 At the heart of the Framework, there is a presumption in favour of sustainable development.
- 5.2 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 5.3 Paragraph 8 states that achieving sustainable development has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

“an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

- 5.4 The presumption in favour of sustainable development is defined through Paragraph 11 as meaning the following:

“c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, 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."

5.5 Paragraph 92 states that planning decisions should plan positively for community facilities that enhance the sustainability of communities and should take into account the delivery of local strategies to improve health and social well-being for all sections of the community.

5.6 Paragraph 127 sets out the following criteria for achieving well-designed places:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.7 Paragraph 130 emphasises that permission should only be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

5.8 Paragraph 131 states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability.

Development plan

5.9 The development plan comprises the Manchester Core Strategy, which was adopted in 2012, and the saved policies of the Unitary Development Plan, which was adopted in 1995. Policies relevant to the determination of this planning application include the following:

- Core Strategy Policy SP1 – Spatial Principles.
- Core Strategy Policy H10 – Housing for People with Additional Support Needs.
- Core Strategy Policy T2 – Accessible Areas of Opportunity and Need.
- Core Strategy Policy DM1 – Development Management.
- Saved UDP Policy DC2 – Resthomes and Nursing Homes.

Other material considerations

Supplementary planning guidance documents

5.10 The following supplementary planning guidance documents are relevant to the determination of this planning application:

- Special Needs and Supported Housing Supplementary Planning Guidance (SPG) (Adopted 8 April 1998)
- Guide to Development in Manchester Supplementary Planning Document (SPD) (Adopted April 2007)

Manchester Joint Health and Wellbeing Strategy (2016)

5.11 The Framework requires local planning authorities to consider the delivery of local strategies to improve health and social well-being of all sections of the community (paragraph 92). The Manchester Joint Health and Wellbeing Strategy was published in 2016.

5.12 The Joint Health and Wellbeing Strategy is the city's overarching plan for reducing health inequalities and improving health outcomes for Manchester residents. It is owned by Manchester's Health and Wellbeing Board, a collaborative partnership which brings together senior leaders from the city's Clinical Commissioning Groups and acute hospital trusts as well as the Mental Health and Social Care Trust, Manchester City Council, Macc and Healthwatch Manchester.

- 5.13 The Strategy sets out a vision for people to live healthier lives and to improve health outcomes such that they are some of the best in the country. A particular objective of the Strategy is to improve mental health and well-being of residents and care provision across the city in this regard.

Manchester Strategy 2025

- 5.14 This document sets out a long-term vision for Manchester's future and describes how this will be achieved. The Vision of Manchester to become a world-class city by 2025.
- 5.15 A key objective of the Manchester Strategy is to collectively improve the health and wellbeing of residents. It notes that the health of Manchester's population is on average very poor and that mental health is a prevalent issue for many people.

6. Planning considerations

The need for a new link building to integrate Oakdene with Paul Murphy Centre

- 6.1 The Oakdene Centre and the Paul Murphy Centre provide essential care for vulnerable adults. Without access to the Paul Murphy Centre, many vulnerable adults would not be able to benefit from the element of independence and social interaction that the centre provides with significant benefits to their health and wellbeing. Furthermore, the two centres provide carers and parents with respite for daytime and overnight care and this is important in providing support for families.
- 6.2 Although both operated by Vesta Care Ltd and providing similar care, the Oakdene Centre and the Paul Murphy Centre are presently physically separate. See the Google Earth image below:



- 6.3 The physical separation of the two buildings undermines the quality of care that Vesta Care Ltd can presently offer clients. For instance, many of the clients staying overnight at the Paul Murphy Centre have autism and it is critical that they are made to feel comfortable particularly given that this may be the first time that they have been away from home overnight. Having to exit the Paul Murphy Centre and walk outside of the premises to the Oakdene Centre can be a very stressful situation as they are exposed to various external stimuli (e.g. road traffic noise) and are not in familiar surroundings.
- 6.4 Furthermore, staff must undertake unnecessarily time-consuming journeys between the two buildings and their time would be better spent focusing on the health needs of their clients. Staff also currently must accompany any client walking between the two buildings with very strict

health and safety procedures in place, and this again undermines the functionality of the two centres.

- 6.5 The proposed link building would allow for the two centres to be fully integrated. As a result of the proposed development, it will be possible for clients and staff to easily and conveniently walk between the Oakdene Centre and the Paul Murphy Centre without having to go outside of the building. This will significantly improve the health and wellbeing of clients using the two centres and will allow for staff to focus all their time and energies and providing essential care.
- 6.6 Further to the benefits associated with fully integrating the two centres, the proposed development would also provide facilities that would serve to provide additional comfort to clients. A cinema, games room and lounge area at first floor level would be available for use by clients and this would provide an interactive transition between the Oakdene Centre and the Paul Murphy Centre to the benefit of the clients. At ground floor level, the proposed development includes a 'break out' coffee area for parents/carers of both centres and for incidental meetings with staff.
- 6.7 The proposed development seeks to improve and fully integrate the two centres and thereby improve the level of care that Vesta Care Ltd can offer. It would not result in an increase in capacity or staff/client numbers at the Oakdene Centre and the Paul Murphy Centre, and the scheme is fully compliant with the provisions of Policies SP1, H10 and T2 of the Core Strategy, Saved UDP Policy DC2 and the Manchester Special Needs and Supported Housing SPG.
- 6.8 The scheme would also serve to support the Council's wider corporate strategies to improve mental health care provision across the city as expressed through the Manchester Joint Health and Wellbeing Strategy (2016) and the Manchester Strategy (2025).
- 6.9 The significant benefits associated with the proposed development in terms of improved health care provision weighs heavily in favour of the grant of planning permission.

Design

- 6.10 The proposed scheme is for a contemporary design concept through the use of glazing and cladding and it would appear as a lightweight addition to the two Victorian/Edwardian buildings. By virtue of its contrasting architectural design and low-profile, the building would not seek to compete with the dominant architectural and historic features of no. 1069/71 and no.

167 Rochdale Road. The architect chose from the outset not to pursue a pastiche style for the proposed building.

- 6.11 The architect has taken a certain level of inspiration from the way in which a contemporary link building has been used at the Harpurhey Campus only a few hundred metres along Rochdale Road. This link structure integrates well with the architectural features of the adjacent historic building:



- 6.12 The proposed link building would also be set back from the front elevations of the two buildings in order to emphasise a subservient appearance. The front elevations of no. 1069/71 and no. 167 Rochdale Road, including the projecting bay windows, would remain the dominant features within the streetscene. However, the proposed link building would add to a sense of place and local distinctiveness through the high quality and contemporary design concept.
- 6.13 The proposed development would add design quality and emphasise a sense of place to the streetscene whilst being sympathetic to the architectural styles and features of the adjacent properties. It would be fully consistent with Policies SP1 and DM1 of the Manchester Core Strategy and Section 12 of the Framework.

Residential amenity

- 6.14 The scheme before the local planning authority is to fully integrate the two centres and thereby improve the level of care that Vesta Care Ltd can offer rather than increase the capacity or staff numbers of the two centres. The proposed development would therefore make no material difference in terms of the general comings and goings to the two centres.

- 6.15 The proposed extension would not extend beyond the front and rear building lines of nos. 1067 & 1069/1071 Rochdale Road and it would be generously distanced from nearest residential properties. The scheme would have no implications for the privacy, outlook or light of nearby residential occupiers.
- 6.16 The proposed development would not undermine the residential amenity of nearby occupiers and complies with Policy DM1 of the Core Strategy in this regard.

Highways

- 6.17 As noted earlier, the proposed development would not result in an increase in the capacity of the two centres or staff numbers. There would be no implications for highways safety and the road network for the purposes of Policy DM1 of the Core Strategy.

7. Conclusion

- 7.1 This Statement demonstrates that the proposed development would comply with the development plan and would result in a number of significant benefits in terms of securing better outcomes for those in care at Oakdene and the Paul Murphy Centre. Planning permission should therefore be granted without delay in accordance with paragraph 11 of the Framework.