

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134536/FO/2022

Date registered valid: 4 August 2022

Proposal: Installation of new rooftop plant and associated plant enclosure

Address: Manchester Royal Infirmary , Oxford Road, Manchester, Manchester, M13 9WL

Ward(s): Ardwick Ward

Applicant: Mr Ian Johnson Manchester University (NHS) Foundation Trust

Agent (if any): Ms Margo Chomka ADP Architecture Ltd.

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14/05/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 10 August 2022 Expired: 31 August 2022

Neighbour notifications

Printed: 10 August 2022 Expired: 31 August 2022

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 relates to St Marys Hospital, a four storey contemporary building that forms part of the wider Manchester Royal Infirmary (MRI) estate. The property has a pronounced horizontal emphasis stemming from its extended width, approximately 130m, and comparatively low height. The site features a contemporary staggered front façade comprised of grey cladding, with a canopy running across the entirety of the site frontage. St Marys Hospital provides life saving care and is a critical piece of infrastructure for the MRI estate.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area is largely characterised by the Manchester Royal Infirmary site to the south, an expansive estate of buildings in medical uses of varying ages, designs and scale. To the north lies the University of Manchester campus, an area characterised by a high number of buildings in educational uses. To the east and west of the site lie two arterial roads that lead to the heart of Manchester City Centre, Oxford Road and Upper Brook Street.

Description of development

The application seeks consent for the installation of new rooftop plant and plant infrastructure associated with the siting of a new inpatient ward in place of existing office space at second floor.

Proposed roof top plant would be comprised of a single storey lean-to roof extension that would have a height of 3.75m, width of 19.4m and depth of 10m. The extension would be finished in grey metal cladding and would house chiller units and other plant.

Concealed pipelines would run from the proposed roof top plant area and be concealed. Plant would then emerge at roof level close to the property's front elevation facing out onto the property's surface car park to the west.

The exposed plant would be completed in oversized yellow pipelines that would run down the side elevation of one of the property's recessed entrances, before terminating at second floor.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

139000/JO/2024 - Variation of conditions 2 (approved dwgs), 6 (Parking Strategy), 9 (Travel Plan) and 10 (Landscaping) attached to planning permission 128651/FO/2020 to allow for elevational alterations and to allow for trigger point to be completion of final phase of development – Approved February 2025.

135426/FO/2022 - Installation of plant compound and associated boundary treatment including landscaping following demolition of on site structures – Approved November 2024.

128651/FO/2020 - Erection of four storey plus roof plant enclosure extension to the emergency department at Manchester Royal Infirmary, including associated partial demolition and reconfiguration of existing buildings, external facade alterations and external landscaping works – March 2021.

067521/JO/CITY2/03 - Variation of condition 1 of application 059292/JO/CITY2/00 to allow extended time period for submission of reserved matters in relation to the redevelopment of the MRI approved under application ref no 054923 – Approved April 2003.

054923/JO/CITY2/98 - Phased modernisation including redevelopment of St Marys Hospital, expanded A & E Dept, new childrens hospital new maternity hospital, new MRI accommodation, university research accommodation and parking for 2400 cars – October 1998.

Consultations & Notification Responses

Environmental Health – No objection subject to a condition relating to plant noise.

Publicity – None received.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC26 – Development and Noise

The Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport

- Chapter 12 – Achieving Well-Designed Places

Issues

Principle of the Development

The development would see the installation of rooftop plant that would facilitate the delivery of a new inpatient ward that would assist in the expansion and modernisation of the Manchester Royal Infirmary site (MRI). The development would therefore contribute to the MRI continuing to be a major piece of infrastructure vital to the function of Manchester City Centre and Greater Manchester as a whole. The development therefore accords with Core Strategy policies SP1, EC1 and CC1, and Places for Everyone Plan Policy JP-Strat2 in principle subject to the matters discussed below.

Visual Amenity

The roof of St Mary's is dominated by various pieces of plant infrastructure, though given the site's use as a hospital this is unsurprising. The addition of a single storey roof top extension is considered would have a negligible impact on visual amenity, with the proposed extension being set back a minimum of 34m from the edge of the property. This significant set back distance would screen it from views along the public highway. The choice of a metal cladding finish would also ensure that the extension would blend seamlessly with its surroundings.

It is acknowledged that is not yet know what exact route the plant will take from the roof top extension to the property's western edge and as such, in the event of an approval a condition setting these details out, as well as how it is to be screened from view shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The proposed plant that would run down the side elevation of one of the property's recessed front entrances would be coloured yellow to match that of the canopy support columns. This design is considered to provide some uniqueness and visual interest to the façade, whilst also providing a visual connection to an existing feature. In the event of an approval, a condition will be attached requiring the submission of details for its exact material finish and RAL colour.

Subject to the aforementioned conditions, it is considered the development is acceptable in this regard and therefore accords with Core Strategy Policies EN1 and DM1, and the National Planning Policy Framework.

Residential Amenity

The application site lies within an area populated by a high number of properties in commercial use and also lies in close proximity to two arterial A roads that provides access to the City Centre, this being Upper Brook Street and Oxford Road. Notwithstanding this, Environmental Health have

requested that in the event of an approval a planning condition be attached requiring the submission of a noise impact assessment for the proposed plant and a verification report for any agreed mitigation measures. Subject to such a condition, it is considered that the development would be acceptable in regard to its impact on neighbouring amenity, in accordance with Core Strategy Policy DM1 and Saved Unitary Development Plan Policy DC26.

Conclusion

In light of the above, subject to appropriate planning condition, the development has been found to be acceptable. The development is therefore in accordance with Core Strategy Policies SP1, EC1, CC1, EN1 and DM1, Saved Unitary Development Plan Policy DC26, Places for Everyone Plan Policy JP-Strat2 and the National Planning Policy Framework.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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:

- o 001232 ADP-00-ZZ-DR- A-0900 Revision S2 P1: Site Location Plan
- o 001232 ADP-00-R1-DR-A-1220 Revision S2 P1: Roof Plant - Proposed Elevations and Sections
- o 001232 ADP-00-R1-DR-A-1022 Revision S2 P1: General Arrangement Plan - Roof 2
- o 001232 ADP-00-R1-DR-A-1024 Revision S2 P1: Proposed Roof Plant Plan
- o 16108-MFT-00-ZZ-DR-A-1000 Rev A: Proposed Plans (Amended) (Received 13/05/2025)
- o 16108-MFT-00-XX-DR-A-1050 Rev A: Elevations, Sections (Amended) (Received 22/04/2025)
- o 16108-MFT-00-XX-DR-A-1051 Rev A: Detail Section (Amended) (Received 13/05/2025)
- o Design and Access Statement (Dated April 2025; Received 22/04/2025)

All stamped as received by the City Council as Local Planning Authority on 29/07/2022, unless specified otherwise.

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) Prior to the installation of the new services enclosure, as shown on drawing no.16108-MFT-00-XX-DR-A-1050 Rev A, final details, which shall include material samples, of it's material finish and RAL colour, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then proceed in accordance with the approved details.

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) Prior to the commencement of any works in relation to the laying of additional services to connect the services enclosure and plant room roof top extension hereby approved to each other, final details of the layout and concealment of these services shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then proceed in accordance with the approved details.

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.

5) a) 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 rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site in accordance with Core Strategy Policy DM1 and Saved Unitary Development Plan Policy DC26.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Manchester Hospital School, Manchester Childrens University Hospital, Hathersage Road, Manchester, M13 0JE
Flat 4, 243 Upper Brook Street, Manchester, M13 0HL
Flat 3, 243 Upper Brook Street, Manchester, M13 0HL
Flat 2, 243 Upper Brook Street, Manchester, M13 0HL
Flat 1, 243 Upper Brook Street, Manchester, M13 0HL
Marks And Spencer, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL
Royal Manchester Eye Hospital, Oxford Road, Manchester, M13 9WL
200 Hathersage Road, Manchester, M13 0BH
241 Upper Brook Street, Manchester, M13 0HL
Citylabs New Building, Nelson Street, Ardwick, Manchester, M13 9NQ
Flat 5, 233 Upper Brook Street, Manchester, M13 0HL
Flat 4, 233 Upper Brook Street, Manchester, M13 0HL
Ko4, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL
K20, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL
W H Smith, Phase 2 Mri, Oxford Road, Manchester, M13 9WL
Phase 2 Mri, Oxford Road, Manchester, M13 9WL
K26, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL
The Lodge, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL
Manchester Childrens University Hospital, Hathersage Road, Manchester, M13 0JE
Cobbett House, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL
Flat 7, 231 Upper Brook Street, Manchester, M13 0HL
Flat 6, 231 Upper Brook Street, Manchester, M13 0HL
St Marys Hospital, Hathersage Road, Manchester, M13 0JH
Flat 3, 235 Upper Brook Street, Manchester, M13 0HL
Flat 3, 233 Upper Brook Street, Manchester, M13 0HL
Flat 5, 231 Upper Brook Street, Manchester, M13 0HL
Flat 3, 231 Upper Brook Street, Manchester, M13 0HL
245 Upper Brook Street, Manchester, M13 0HL
243 Upper Brook Street, Manchester, M13 0HL
233 Upper Brook Street, Manchester, M13 0HL
231 Upper Brook Street, Manchester, M13 0HL
Unit 5, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL
Flat 2, 235 Upper Brook Street, Manchester, M13 0HL
Flat 1, 235 Upper Brook Street, Manchester, M13 0HL
Flat 2, 233 Upper Brook Street, Manchester, M13 0HL
Flat 1, 233 Upper Brook Street, Manchester, M13 0HL
Flat 4, 231 Upper Brook Street, Manchester, M13 0HL
Flat 2, 231 Upper Brook Street, Manchester, M13 0HL
Flat 1, 231 Upper Brook Street, Manchester, M13 0HL
247 Upper Brook Street, Manchester, M13 0HL
239 Upper Brook Street, Manchester, M13 0HL
237 Upper Brook Street, Manchester, M13 0HL

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL