

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138735/FO/2023
Date registered valid: 1 November 2024
Proposal: Installation of four Air Handling Units with associated gantry and ducting.
Address: Wythenshawe Hospital, Floats Road, Manchester, M23 9LT
Ward(s): Baguley Ward

Applicant: Mr Robert Edwards, Manchester University NHS Foundation Trust
Agent (if any): Miss Millie Barrow, DAY Architectural
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 4 December 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:

Printed: 12 November 2024

Expired: 3 December 2024

Neighbour notifications

Printed: 12 November 2024

Expired: 3 December 2024

Site notice

No site notice has been produced

Press advert

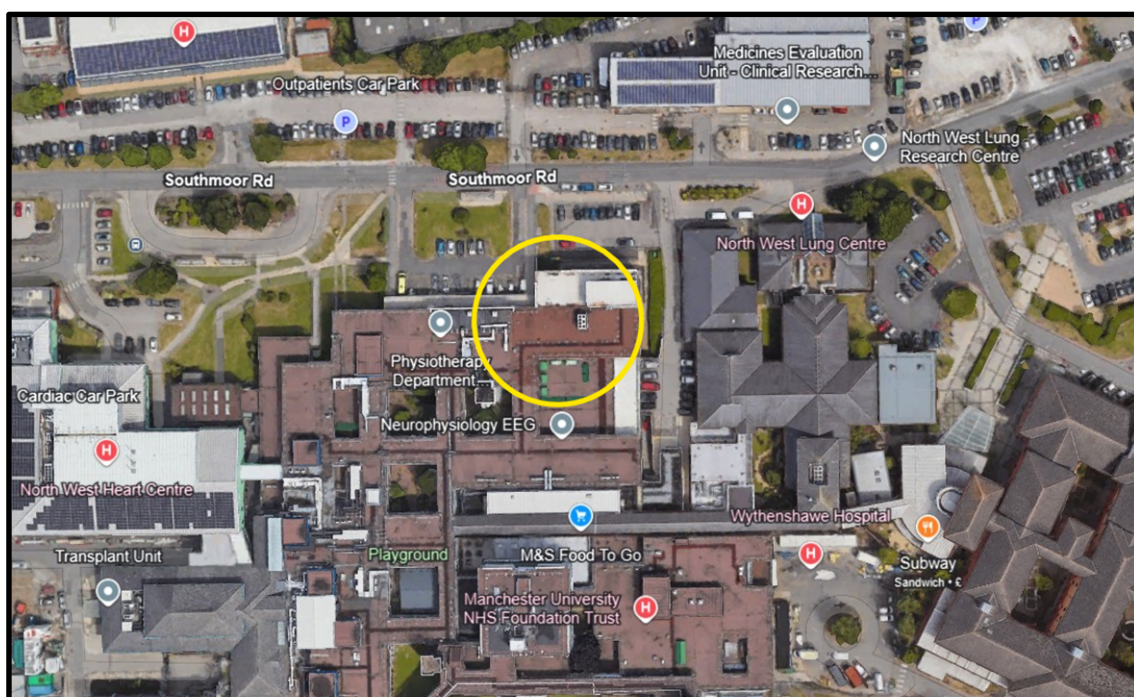
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

This application relates to the newly formed Endoscopy Unit at Wythenshawe Hospital, a unit which occupies one of the buildings that front Southmoor Road, as annotated below:



Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

As part of the creation of the new Endoscopy Unit at Wythenshawe Hospital, four new Air Handling Units (AHUs), along with associated ducting and a gantry, are proposed on the roof of this part of the hospital campus.



Consultations & Notification Responses

Local Businesses/Members of the Public – No comments received.

Environmental Health – Suggests an acoustic insulation condition to protect public health and residential amenity.

Policies

The National Planning Policy Framework (December 2023) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- 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-date, 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.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, *Spatial Principles* – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy EC10, *Wythenshawe* – This policy states that 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. It states that the majority of economic development will be focused on four sites, the second of which is relevant in this instance:

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

Policy EC 12, *University Hospital South Manchester Strategic Employment Location* – This policy states that 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 that all development should have regard to a number of issues, in this instance the most relevant are considered as follows:-

- 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.

Saved UDP Policies – Policy DC26, “Development and Noise” – Policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a) the effect of new development proposals which are likely to be generators of noise; and
- b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas’ town centres and its other key assets.

Issues

Principle of the Proposal – Given the requirement of Endoscopy Unit for the air handling units there is no objection in principle to this proposal. Notwithstanding this, any impact upon visual and residential amenity, as well as existing levels of pedestrian and highway safety must be assessed.

Design – Given the nature of the proposal, the design of the structure is functional and considered acceptable in this instance.

Visual Amenity – Given its rooftop location, it is not considered that the proposal would be readily visible to passing pedestrians and motorists, as such it is not considered that the proposal would have a detrimental impact upon the current levels of visual amenity enjoyed along this section of Southmoor Road.

Residential Amenity – As there are no residential properties within the vicinity of the proposal it is recognised that the development would not have a detrimental impact upon existing levels of residential amenity, albeit a condition is recommended to provide appropriate noise mitigation.

Pedestrian and Highway Safety – The proposal would not have a detrimental impact upon the existing levels of pedestrian and highway safety enjoyed within the vicinity of the hospital site.

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 in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

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

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 received on 7 October 2024:

- a) DR A 070001 P2 - LOCATION PLAN
- b) DR A 070002 P2 - ELEVATION
- c) DR A 070003 P2 - ROOF PLAN
- d) DR A 070004 P2 - SURROUNDING SITE CONTEXT
- e) DR A 074101 P1 - EXTERNAL WINDOW WORKS (PLANNING)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) a) The development hereby approved shall be implemented in accordance with the Plant Noise Assessment Report (Atelier Crescendo) received by the City Council as Local Planning Authority on 7 October 2024.

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 verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme 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, pursuant to Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Wythenshawe Cardiac MRI Centre, Wythenshawe Hospital, Floats Road, Manchester, M23 9WA

North West Lung Centre, Wythenshawe Hospital, Floats Road, Manchester, M23 9WA

G S G, Tilson Road, Manchester, M23 9GF

The Langley Building, Southmoor Road, Manchester, M23 9QZ

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