

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 139166/FO/2024

**Date registered valid:** 2 February 2024

**Proposal:** Creation of external public realm, including the redesign of existing hard and soft landscaping areas, providing seating/screens, and a central podium feature.

**Address:** Ronald McDonald House, Hathersage Road, Manchester, M13 0BH

**Ward(s):** Ardwick Ward

**Applicant:** Antonia Stowe Manchester University NHS Foundation Trust

**Agent (if any):** Mr Matthew Quinton 10architect

**Case officer:** Max Gibson  
Tel: 0161 219 6359  
Email: maximillian.gibson@manchester.gov.uk

**Recommendation:** Approve

**Date of recommendation:** 27/03/2024

## Application details

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** 21/02/2024

### Standard consultations:

Printed: 8 February 2024 Expired: 29 February 2024

### Neighbour notifications

Printed: 8 February 2024 Expired: 29 February 2024

### Site notice

Posted: 21/02/2024 Expired: 13/03/2024

### Press advert

Published: 13 February 2024 Expired: 27 February 2024

**Departure from Development Plan:** No

**Environmental Statement:** Not required

### Description of site/building

The site relates to a triangular area of public realm to the west of Ronald McDonald House. This area currently comprises two sections, separated by a pathways, with a soft landscaped grass and tree lined section to its northern side and hard standing section to the southern side.

**Listed building:** Not applicable

**Conservation area:** n/a

**Tree Preservation Order:** n/a

### Description of area

The area relates to Victoria Park, a suburban area lying between Longsight and Rusholme, just south of Manchester's City Centre. The character of the area comprises many different uses, including residential, student accommodation, commercial, medical, cultural and educational. The Manchester Royal Infirmary dominates the North side of Hathersage Road where the site is located. The area is not within a conservation area.

### Description of development

The development relates to a new hard and soft landscaping proposal for this area of public realm, including new planting, bonded gravel flooring, planters, screens and benches to create a garden of reflection.

### Consultations & Notification Responses

Publicity - a notice was displayed adjacent to the site informing passers-by of the development. A notice was placed in the local press advertising the works for reasons of public interest and as they affect the setting of a listed building. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Environmental Health - no objections, lighting condition requested which is attached to this approval

MCC Highways Services - no objections, construction management requested. An appropriate condition is attached to this approval.

Design for Security at Greater Manchester Police - no comments

## **Issues**

The main policies that relate to this application are policies SP1 (Spatial Principles), DM1 (Development Management), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), CC9 (Design and Heritage), EN9 (Green Infrastructure), EN10 (Safeguarding Open Space, Sport and Recreation Facilities), EN15 (Biodiversity and Geological Conservation) of the Manchester Core Strategy (2012) and saved policies DC19 (Listed Buildings) and DC26 (Development and Noise of the Unitary Development Plan for the City of Manchester (1995).

## *Principle*

The proposal would revitalise the public realm directly outside Ronald McDonald House to provide a place of relaxation and contemplation for patients and visitors. New hard and soft landscaping, planting and furniture would be provided, including a central plinth to serve as a focal point for the space.

The existing space is of low quality and only partially comprises green space. The proposal would seek to increase the quality and quantity of the green infrastructure at this location, which is supported pursuant to policy EN9, which seeks the uplift of green infrastructure.

The proposals are considered to be acceptable in principle providing a new green focal point for the hospital, its patients and their loved ones.

## *Landscaping*

The landscaping would include the provision of new planting to complement the existing trees. As confirmed by the agent via email on 15/03/2024, the new 2no. trees would be Hornbeams of a similar maturity to the 3no. in situ.

To ensure the existing trees are protected during the works, an appropriate condition is attached to this approval requiring compliance with British Standard BS 3998 "Recommendations for Tree Work".

## *Management*

It would be necessary to ensure continued upkeep of the new garden of reflection, to ensure it does not fall into a state of disrepair. This is particularly pertinent to the soft landscaping and planting.

To ensure that any of the planting that may die or become damaged over the first five years of the development, a condition will require a management plan to be submitted to and approved by the City Council outlining the measures that would be taken to ensure good upkeep of the garden.

## *Access*

The space would be split into four areas, in a nod to the four surrounding hospitals, with pathways separating each area, with existing pedestrian movement routes retained.

There would be level access throughout the site from the surrounding pavements and areas of public realm, with low level light bollards to demarcate the boundaries of the area.

To ensure the proposed furniture is accessible to those with mobility issues, a condition will require measures to make the furniture accessible to disabled people into the design.

#### *Residential amenity*

The proposal site lies next door to Ronald McDonald House, which provides free 'home away from home' accommodation at hospitals, enabling families to stay close to their child and maintain a degree of normal family life.

As a result, lighting from the development has the potential to create disamenity to surrounding occupiers if the scheme is design in such a manner that creates glare and light overspill. A condition attached to this approval requires a lighting scheme to be submitted to and approved in writing by the City Council, to ensure appropriate mitigation against these issues is incorporated into the design.

#### *Impact on designated heritage assets*

The development site lies nearby to the Old St Mary's building, which is Grade II-listed. However, the site is screen from view by the City Labs 2.0 building. Hence it is considered that the proposed development would have no detrimental impact to the setting of this designated heritage asset. The site does not lie within a conservation area. Given the above, there are no heritage and conservation concerns that would warrant a refusal.

### **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 problems arising in relation to dealing with the planning application. Clarification

was sought regarding the planting plans. The proposal is considered to be acceptable and therefore determined within a timely manner.

**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 approved drawings and documents:

-Drawing - Proposed RMCH-10A-V9-00-DR-A-9051 PROPOSED EXTERNAL ARRANGEMENT VERSION TWO received by the City Council, as Local Planning Authority, on 26/03/2024

-Design & Access Statement DESIGN AND ACCESS STATEMENT

-Supporting Information DESIGN DEVELOPMENT

-Drawing - Visuals LANDSCAPE

All received by the City Council, as Local Planning Authority, on 02/02/2024

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 commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

-The routing of construction traffic;

-Detail the vehicular activity associated with the construction including appropriate swept-path assessment;

-Details of the location and arrangements for contractor parking;

-The identification of the vehicular access points into the site;

-Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;

-The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;

-A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city

by being aware of the needs of neighbours and the environment. Membership of the Considerate

Constructors Scheme is highly recommended.

The construction and demolition works shall be carried out in accordance with the approved construction management plan.

Reason: To ensure that the development is acceptable in the interests of the highway safety and the amenity of the locality, pursuant to policies SP1, DM1, CC5, CC10, T1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

4) Prior to the commencement of the development hereby approved, samples of all materials to be used on the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of physical samples and specifications of all materials to be used on the floors, benches and planters together with full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;

The approved materials shall then be implemented as part of the development.

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) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

6) Hard and soft landscaping shall be carried out in accordance with the approved drawings (Drawing - Proposed RMCH-10A-V9-00-DR-A-9051 PROPOSED EXTERNAL ARRANGEMENT VERSION TWO received by the City Council, as Local Planning Authority, on 26/03/2024) and shall be implemented prior to the first use of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

7) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plan (Drawing - Proposed RMCH-10A-V9-00-DR-A-9051 PROPOSED EXTERNAL ARRANGEMENT VERSION TWO received by the City Council, as Local Planning Authority, on 26/03/2024); and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

8) Prior to the first use of the development, a detailed landscaped management plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the phase of development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

9) a) Prior to first use of the development hereby approved, external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

10) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health  
Greater Manchester Police

Manchester Hospital School, Manchester Childrens University Hospital, Hathersage Road, Manchester, M13 0JE  
Manchester Childrens University Hospital, Hathersage Road, Manchester, M13 0JE  
200 Hathersage Road, Manchester, M13 0BH

## **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  
Area Team Boundary - Name: CENTRAL