

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138191/NMC/2023
Date registered valid:	26 September 2023
Proposal:	Non-Material Amendment to planning permission 136095/FO/2023 to allow for revisions to the roof-top plant screen and the provision of infill cladding panels on level 4 of the west elevation
Address:	Site At The South Of The Christie Hospital Campus Adjacent To The Oak Road Entrance, Manchester
Ward(s):	Withington Ward
Applicant:	The Christie, NHS Foundation Trust
Agent (if any):	Miss Jennifer Chatfield, Deloitte LLP
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	8 February 2024

Application details

Type of application: Non-Material Change Application

Development type: Notifications

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/area

The Christie Hospital campus is approximately 500m south of the Withington district centre. It lies within an established residential area with a number of local shops and small business lying nearby on Wilmslow Road. The main clinical site occupies land between Wilmslow Road and Palatine Road. Oak Road forms the southern boundary of this part of the campus and it is the location of the main entrance to the facility. The Christie buildings also present frontages to both Wilmslow Road and Palatine Road, and Palatine Road has a major pedestrian entrance to the main corridor. The site is currently home to multiple portable buildings which are being used while the replacement Paterson building is being constructed.

Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

In April 2023 the applicant obtained planning permission for the following under reference 136095/FO/2023:

Erection of a four storey extension to provide two new staircases and two new bed lifts, with associated elevational alterations to the adjoining hospital, additional rooftop plant and screening, landscaping and associated works

The applicant is now proposing to undertake the following non-material amendments:

- revisions to the roof-top plant screen and
- the provision of infill cladding panels on level 4 of the west elevation

Consultations & Notification Responses

Environmental Health – No objections.

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 11 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. This is discussed below.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, the most relevant of which are detailed below:-

- 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.

Policy EC1, *Employment and Economic Growth in Manchester* – States that the above the Council will support significant contributors to economic growth and productivity in health, education, retailing, cultural and tourism facilities, and other employment generating uses.

Policy EC9, *South Manchester* – South Manchester is not expected to make a significant contribution to employment provision within the City. New development is expected to mainly comprise office development, although proposals for high technology industry and research will also be supported. The policy continues further stating that employment and economic development provision will be within existing employment locations such as The Christie Hospital.

Saved UDP Policies – Area Policy WB2, *Employment and Economic Development* – In considering proposals for the expansion and/or redevelopment of major employment sites in the area, particularly the Christie Hospital on Wilmslow Road, the Council will have regard to the need to minimise any impact upon the environmental quality and character of the area, residential amenity, and traffic movements.

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 Christie Strategic Planning Framework – The Strategic Planning Framework (SPF) was prepared by The Christie NHS Foundation Trust. The Framework provides a spatial context for future growth at the site to would enable development to be brought forward in a manner that respects its neighbourhood. It was endorsed by The Executive Committee on 18th June 2014, (subject to clarification of the height of any new multi-storey car park) and the Planning and Highways Committee were requested to take it into consideration when determining planning applications relating to the hospital site.

Section 6 outlines the strategic aspirations of The Christie, one of which is the creation of an Integrated Procedures Unit.

Section 7 describes the principles that should be taken into consideration when designing proposals at The Christie

1. Ensuring that the existing character of surrounding streets is preserved.
2. Maintaining and enhancing existing street frontages by respecting established boundary treatments, landscape treatments and building set-backs and following the established relationship of buildings to the street.

3. Establishing parameters for development that identify the maximum height and scale of new built form that can be accommodated without prejudicing local character or amenity.
4. Ensuring that important street views that contribute to local character are not adversely affected by development.
5. Ensuring that the setting of the Conservation Area, and the character of the Grade II listed Red Lion PH, are not adversely impacted.
6. Where existing properties back onto the site ensuring that residential amenity, privacy and security to these dwellings is maintained by the boundary treatment, landscape buffer and position and scale of new buildings.

Issues

Design – Following the granting of planning permission, the applicant has undertaken detailed design development that has identified a need to significantly strengthen the existing roof to support the originally approved plant screen. In an effort to avoid the potentially invasive strengthening works the applicant is proposing to reduce the overall length of the plant screen as shown below. In addition, it is proposed to install infill cladding panels at the 4th level, again shown below.



Even though the plant screen has been reduced in length, due to the building's height, the plant would not be overtly visible to local residents. Given this and the fact the infill panel would match cladding already in existence on that elevation, it is not considered that the minor amendments proposed reduce the quality of the design of the proposal. Overall, the design of the proposed hotel is still considered acceptable.

Residential Amenity – As condition 5 of the original planning permission would still require any external plant to be acoustically insulated to protect residential amenity it is not considered that the proposed amendments would have a detrimental impact upon the levels of residential amenity enjoyed within the vicinity of the site.

Visual Amenity – It is not considered that the proposed amendments would have a detrimental impact upon the levels of visual amenity enjoyed along Oak Road.

Pedestrian and Highway Safety – The minor amendments will not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed along the adjoining highway network.

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

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

1) The details of the proposed amendments are:-

- a) revisions to the roof-top plant screen and
- b) the provision of infill cladding panels on level 4 of the west elevation

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the levels of residential and visual amenity and pedestrian and highway safety enjoyed within the vicinity of the site.

3) The development hereby approved shall be carried out in accordance with the following drawings received on 30 January 2023:

- | | | |
|----|-------------------------------|--------------------|
| a) | CHRCW-GDA-V4-S1-DR-A-9901 P05 | SITE LOCATION PLAN |
| b) | CHRCW-GDA-V4-00-DR-A-9902 P02 | GROUND FLOOR PLAN |
| c) | CHRCW-GDA-V4-01-DR-A-9902 P02 | 1ST FLOOR PLAN |
| d) | CHRCW-GDA-V4-02-DR-A-9902 P02 | 2ND FLOOR PLAN |
| e) | CHRCW-GDA-V4-03-DR-A-9902 P02 | 3RD FLOOR PLAN |
| f) | CHRCW-GDA-V4-ZZ-DR-A-9904 P02 | ELEVATIONS |
| g) | CHRCW-GDA-V4-S1-DR-A-9902 P02 | EXISTING SITE PLAN |

and the following drawings and document received on 26 September 2023:

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|----|-------------------------------|-------------------------------|
| h) | CHRCW-GDA-V4-R1-DR-A-9902 P03 | ROOF PLAN |
| i) | CHRCW-GDA-V4-ZZ-DR-A-9903 P03 | CROSS SECTION AA |
| j) | CHRCW-GDA-V4-ZZ-DR-A-9905 P03 | ELEVATIONS |
| k) | CHRCW-GDA-V4-S1-DR-A-9903 P03 | PROPOSED SITE PLAN |
| l) | CHRCW-GDA-V4-S1-DR-A-9904 P03 | PROPOSED SITE PLAN (COLOURED) |
| M) | DESIGN AND ACCESS STATEMENT | |

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.

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 90M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA