

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136150/FO/2023

Date registered valid: 23 February 2023

Proposal: Erection of a retaining wall and a decorative louvered veil system to conceal the existing external equipment

Address: North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Ward(s): Crumpsall Ward

Applicant: Mr Stuart Malcolm, Manchester University Hospitals NHSFT

Agent (if any): Samantha Murray, Day Architectural

Case officer: Steven McCoombe
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Recommendation: Approve

Date of recommendation: 12 May 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 6 April 2023

Standard consultations:

Printed: 7 March 2023 Expired: 28 March 2023

Neighbour notifications

Printed: 8 March 2023 Expired: 29 March 2023

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 and surroundings

The application site relates to part of North Manchester General Hospital, Delaunays Road, situated within the Crumpsall area of Manchester.

In this case, the application site lies centrally within the hospital site off Central Drive, adjacent to the existing Breathe Energy Centre and an intermittent sub-station scheme as part of an overall masterplan.

The wider surrounding area is characterised by healthcare uses (Class C2) to the north of the site, within the North Manchester General Hospital Campus and residential uses (Class C3) to the south of the site.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

Planning permission is sought for the erection of a retaining wall and a decorative louvered veil system to conceal the existing external equipment and sub-station.

The current sub-station which is proposed to be screened, has a series of associated M&E equipment around 3 metres in height and a maximum height of 6 metres for the areas that face Central Drive – a spine road which dissects the hospital site. The intention is to screen and lessen the visual impact of the sub-station frontage and to also provide a secure compound to ensure the area is enclosed.

It is proposed that the vertical panels would also be 6 metres in height and would be used to create the main form of the fencing, utilising a louvred system to allow for screening and ventilation for the equipment behind. The louvres would be folded and angled to reduce the overall mass of the boundary and would comprise grey coloured aluminium fins to help tie in with neighbouring buildings, including the Breathe Energy Centre.

A new road is also proposed to create a new access off Central Drive which incorporates a gated system for access into the adjacent energy centre and sub-station.



Image of proposed boundary treatment and access road

The highway works also include a new pavement, parking drop-off area, landscaping and associated works.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highways Services – The principle of the proposed access road and highway work is considered acceptable.

Although Highways typically require 2m footways on both side of the carriageway, it is acknowledged that the existing arrangement is not up to standard and provides limited space for pedestrians, especially those in wheelchairs, mobility aids and requiring assistance.

The proposed arrangement will extend the areas of retained footway to 2m and the zebra crossing and will provide a safe and dedicated crossing point for pedestrians.

Highways are satisfied with the proposed arrangements.

Flood Risk Management – No objection. An informative is recommended relating to surface water drainage.

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Saved policy DC26 of the UDP;
- Policies DM, EC1, EN14, EN16, EN17, EN19 and SP1 of the Core Strategy;
- The Guide to Development in Manchester (SPD);
- That National Planning Policy Framework (NPPF).

Issues

Principle

The proposed works form part of the overall masterplan for the development of the hospital site.

The proposed scheme would serve an important visual function to screen support facilities to the benefit of the appearance of the site, as well as contributing to wider access improvements.

Development policy seeks to improve visual amenity whilst facilitating improvements to contributors to economic growth and employment site including the health sector. It is considered the proposal would comply with these objectives, as advocated within the aforementioned policy and guidance. Specific matters are outlined further below.

Visual Amenity

It is considered that the proposed boundary would perform an important screening function, masking unattractive utilitarian structures adjacent to a main hospital spine road and arterial route, whilst allowing for satisfactory ventilation for the adjacent sub-station and plant equipment.

The bespoke design and curved form would add visual interest and the folded design and use of a louvred system would serve to lessen the rigidity and overall mass of the fence feature.

The rounded nature and materials for the proposed fence is intended to tie into the proposed landscaping and give a visually softer approach towards the fencing. The use of louvres would also allow gaps through the fence for light to penetrate and allow views where desired.

On balance, it is believed the impact to visual amenity is acceptable in the context of the wider hospital site.

Impact to the Highway

The principle of the proposed works is considered acceptable by Highway Services. Whilst it questions were initially raised regarding the landscaped strip to the verge, it is acknowledged that the footway at this point provides limited space for pedestrians, especially those in wheelchairs, mobility aids and requiring assistance and directly pedestrians to the opposite site would aid pedestrian access and safety.

The proposed arrangement will extend the areas of retained footway to 2m and the zebra crossing will provide a safe and dedicated crossing point for pedestrians.

The proposed traffic calming hump is considered acceptable by Highways.

Residential Amenity

Given the nature and context of the proposed development and the existing context of the hospital, the impact to the living conditions of the nearest residential occupiers is unlikely to be

materially significant in terms of activity levels or as a result of any lighting glare, noise and disturbance. The impact is therefore considered satisfactory.

Flood Risk and Drainage

The application site is located in flood zone 1 '*low probability of flooding*'. No issues have been raised by the Flood Risk Management section. An informative is recommended in relation to surface water drainage, which has been included.

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 to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning 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 and documents:

Drawings referenced 140022-DAY-XX-00-DR-A-070101/P1, 140022-DAY-XX-00-DR-A-072001/P1, 140022-DAY-XX-00-DR-A-072002/P1, 140022-DAY-XX-00-DR-A-071001/P1, 6512-SK-312/P01 and Design and Access Statement received by the City Council as Local Planning Authority on 3 February 2023.

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) Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt should include;

- Measures to control noise;
- Hours of working;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved construction/demolition management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4) Notwithstanding details submitted, no development (excluding highway works) that is hereby approved shall commence unless and until samples and specifications of all materials to be used for the retaining wall and louvered veil system have been submitted to and approved in writing by the City Council as Local Planning authority.

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 Manchester Core Strategy.

Informative

- 1) The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Pharmacy Adjacent Park House, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Limbert Home, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Renal Clinic, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Outpatients A, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Park House, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Anglia Crown, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 25, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 24, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 23, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 22, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 21, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 20, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 19, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 18, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

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Doctors New Residence 16, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 15, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 14, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 13, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 12, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 11, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 10, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 9, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 8, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 7, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 6, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 5, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 4, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 3, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 2, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 1, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA