

Application No: 10/2153M

Location: MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD,
MACCLESFIELD, SK10 3BL

Proposal: Reserved Matters Application for Erection of a 3-Storey Office Building Comprising 3 599 sq Metres (to be divided up into 2, 400 sq. m of B1 on the first floor and second floors and 1, 199 sq. m of D1 use on the ground floor) with Associated Car Parking Including Decked Parking Structure

For Mr Stuart Binks, Keyworker Homes (Macclesfield) Ltd

Registered 02-Jun-2010

Policy Item Yes

Grid Reference 390910 373913

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Application Address:	Macclesfield District Hospital, Victoria Road, Macclesfield SK10 3BL
Proposal:	Reserved Matters Application for Erection of a 3-Storey Office Building Comprising 3, 599 sq. Metres (to be divided up into 2, 400 sq. m of B1 on the first and second floors and 1, 199 sq m of D1 use on the ground floor) with Associated Car-Parking Including Decked Parking Structure
Applicant:	Keyworker Homes (Macclesfield) Ltd.
Application Type:	Reserved Matters
Grid Reference:	390910
Ward:	Broken Cross
Earliest Determination Date:	4 th August 2010
Expiry Date:	1 st September 2010
Date of Officer's Site Visit:	14 th July 2010
Date Report prepared:	22 nd July 2010
Constraints:	Manchester Airport Safeguarding Woodford Safeguarding Proposed Community Use Tree Preservation Order Grade 2 Listed Building

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES

- Whether the details submitted for the reserved matters to application 09/1300M for the office and decked car park part of the scheme are acceptable. The outstanding reserved matters are 'appearance' and 'landscaping'.

REASON FOR REPORT

The Outline planning application for the site known as the Blue Zone at Macclesfield District General Hospital was considered by the Strategic Planning Board last summer. This resulted in permission being granted (subject to a Section 106 Agreement) in December 2009. It is therefore considered that it would be logical for each individual building of the reserved matters scheme to come back before the Strategic Board for consideration.

DESCRIPTION OF SITE AND CONTEXT

The site lies 1km to the west of Macclesfield Town Centre and is a site which has up until a few months ago been owned by East Cheshire NHS Trust, and used for medical purposes. The land is now owned by Keyworker Homes.

Copies of the committee reports which were considered by the Strategic Planning Board for the outline application 09/1300M (from 29th July 2009 and 21st October 2009) are attached as background papers. These reports highlight the existing characteristics of the site, including its historic past, the East Cheshire NHS Trusts previous necessity to dispose of the site, and planning issues (which includes: - the impact on the Listed Buildings, trees, landscape, highways and access, local environment, scale, impact on protected species, impact on residential amenity etc). In total 5 applications were submitted. The outline approval was for a care home, an apartment/retail block, an office block, 15 dwellings and a car park deck. Planning and Listed Building Consent applications were approved for the conversion of the Clocktower building – to affordable housing; and Planning and Listed Building Consent applications were approved for Building 6 – which was to be converted to a D1 use.

A Reserved Matters application for the Care Home element of the scheme was approved by the Strategic Board on 11th May 2010.

DETAILS OF PROPOSAL

This proposal is a reserved matters application for the office block and decked car park elements of the site, which was approved under outline application 09/1300M. The office building would be three storeys high, which is the scale that was approved under the outline application. The car park deck would also follow the principles agreed under the outline application.

The floor layouts for the office block are similar to those considered at outline stage. The total floor area would remain as 3 599m², which would be divided into 2 400m² of B1 (office) use on the first and second floors and 1 199m² of

D1 use on the ground floor (shown to include consultation rooms). Some of the ground floor would incorporate communal public floor space serving both uses. The central part of the building has been loosely designed to reflect that of the previously demolished building on this site, which was unviable to restore due to its poor structural situation. This would be constructed out of reclaimed stone and clay roof tiles to match those on the Listed Clock Tower building to the rear. The outer wings of the office building would be modern in appearance. This would be constructed from brick and cladding, with large expanses of glazing. These wings would have flat roofs. A spiral staircase would be sited at each end of the building. Although there are protected trees on the site known as "The Blue Zone," there are no trees in the direct vicinity of the proposed buildings.

The decked car park would provide parking for 46 additional parking spaces on the new deck. The main features of the car park would be 4 no. 5 metre wide columns which would consist of reclaimed stone which would help to integrate the car park structure within the general complex. A metal balustrade would then provide the barrier to ensure that cars do not drive off the edge of the decked area.

RELEVANT HISTORY

The sections titled Historic Background and Relevant History within the attached background papers review the history up to application 09/1300M.

More recently the following applications were approved: -

10/0552M - Proposed erection of a 3 storey 75 one bed care home (Reserved Matters) – Approved 11.05.10

09/1300M - Proposed erection of: - a 3 storey 75 one bed care home; a 3 storey building incorporating a total of 542 sq m of retail in 3 ground floor units with 16 apartments (8 one bed & 8 two bed) on the upper 2 floors; a 3 storey office building of 3,599 sq m (to be divided up into 2 400 sq m of B1 on the first and second floors and 1 199 sq m of D1 use on the ground floor); 15no. 2.5 storey townhouses in 7 blocks; associated car parking areas, access roads & open space; additional hospital related car parking at proposed first floor deck (Outline Application) – Approved 18.12.09

09/1296M - Change of use and alterations to Grade II Listed clocktower building to provide 36 affordable for rent apartments, 161 sq m coffee shop, 183 sq m gym and ancillary accommodation; associated car parking and external site works; demolition of 2 curtilage buildings (Buildings 2 and 9) to enable the associated mixed use development within the overall application site and which is the subject of a separate outline planning application. (Full Planning) – Approved 18.12.09

09/1295M - Change of use and alterations to Grade II Listed clocktower building to provide 36 affordable for rent apartments, 161 sq m coffee shop, 183 sq m gym and ancillary accommodation; associated car parking and external site works; demolition of 2 curtilage buildings (buildings 2 and 9) to

enable the associated mixed use development within the overall application site and which is the subject of a separate outline planning application. (Listed Building Consent) – Approved 18.12.09

09/1613M - Proposed conversion of and 420sq m extension to curtilage building 6 to accommodate a change of use from C2 to D1 together with associated car parking. (Listed Building Consent) – Approved 18.12.09

09/1577M - Proposed conversion of and 420sq m extension to curtilage building 6 to accommodate a change of use from C2 to D1 together with associated car parking (full planning) – Approved 18.12.09

POLICIES

Local Plan Policy

NE2, BE1, BE2, BE3, BE15 - BE19, H1, H2, H8, RT7, T1, IMP1, IMP4, C2, DC1-DC6, DC8, DC17-DC18, DC20, DC35-DC39, DC40, DC63.

Other Material Considerations

National Planning Guidance in the form of: -

PPS1: Delivering Sustainable Development

PPS3: Housing

PPG15: Planning and the Historic Environment

PPS9: Biodiversity and Geological Conservation

PPG13: Transport

PPG25: Development and Flood Risk

The newly published PPS4: Planning for Sustainable Economic Growth is also of some relevance to this proposal. The development is effectively replacing one office building with another in a sustainable location. Since, an Outline application has already been approved, this guidance is not considered to be a significant material consideration in relation to this proposal. However, as a scheme that provides employment opportunities the principles of achieving sustainable economic development are still relevant.

Circulars of most relevance include: ODPM 06/2005 Biodiversity and Geological Conservation; ODPM 05/2005 Planning Obligations; and 11/95 The use of Conditions in Planning Permissions.

Relevant legislation also includes the EC Habitats Directive and the Conservation (Natural Habitats &c.) Regulations 1994.

In addition, the Supplementary Planning Guidance documents relating to Section 106 Agreements and the 'Blue Zone Planning Brief' is of particular relevance to the whole development of the Blue Zone.

CONSULTATIONS (External to Planning)

Comments are awaited from the Strategic Highways Manager and the Head of Environmental Health.

OTHER REPRESENTATIONS

None.

APPLICANT'S SUPPORTING INFORMATION

The following documents have been submitted to accompany the reserved matters application: -

A Design and Access Statement – This includes details in relation to the design principles for the development, including the use, layout, appearance, landscaping and materials.

OFFICER APPRAISAL

Principle of Development

The principle of using this area of the site (which lies to the west of the Blue Zone site and is not particularly visible from a highway location) for an office block with a separate decked car park was established under the outline scheme, which considered the access, layout and scale as being acceptable, having regard to the impact on the character and appearance of the area, the Listed Buildings on the site, and highway safety. This reserved matters application is for appearance and landscaping.

Policy

The policy considerations for the whole Blue Zone development are highlighted in detail in the background papers. The Local Plan policies which relate to design and appearance (including those which relate to the listed buildings) and landscape are considered to be particularly relevant to this reserved matters application.

Highways

The Strategic Highways Engineer has made no specific comments on this Reserved Matters application to date. The application follows on from the outline application where all highway matters were addressed and accepted. The impact of this development in highway terms (including parking provision) was considered as part of the overall Transport Assessment for the Blue Zone development. This was submitted with the outline application and was found to be acceptable. Although the parking layout has been tweaked with regards to the disabled parking spaces, and there are now additional details for the cycle shelter/stand provision and the decked car park, it is not anticipated that the Strategic Highways Engineer will raise significant concerns.

Design

The office building, originally the workhouse hospital, which previously stood in the location of the proposed office block has now been demolished. The proposed office block will sit largely on the footprint of the previous building, with similar massing, and therefore it will retain the historic relationship with the Grade II Clock Tower building to its rear. The proposed office building carries forward a memory of the original building in terms of its

gabled form and materials. The layout of the traditional section retains the 'H' type configuration of the original building and replicates the rear courtyard area to the rear of the back-steps to the Clock Tower building. The central section of the building incorporates three main gables and is three storeys high with a traditional pattern and layout of windows and traditional roof. The central element would deliberately contrast with the modern design of the flanking wings which would be distinctively different to the core of the building. The height of the building has been determined by the need to keep the ridge height below that of the existing Clock Tower building, therefore ensuring that the new development is subservient and respectful to the historic hierarchy of buildings on the site.

The new office block will utilise materials of the surrounding buildings to be demolished and therefore it will sympathetically reflect the historic character of the wider site. The stone would be re-claimed and the bricks would be sympathetic to those to be used elsewhere on the site. The difference in materials to be utilised for the central section (stone) and wings (brick) help to accentuate the break between the traditional elements and the more modern design of the wings. The traditionally designed central section of the building would have a clay, plain tiled roof to match those of the surrounding Listed Buildings and the shallowly pitched end blocks would have a contemporary metal seam roof system. The windows would have grey metal frames, of discreet appearance and section. The windows in the modern end blocks would incorporate black glazing panels to shield internal service runs from view. The window heads and cills would be reclaimed stone. Two elegant spiral staircases are proposed at each end of the building, which would be constructed from stainless steel. At the end of each wing, in the vicinity of the spiral staircases, it is proposed to have cycle storage racks, bin storage compounds and condensing compounds. It is considered that these features have the potential to appear cluttered and the applicants have been asked to see if they can put forward alternative solutions which may help to either screen the clutter or site it elsewhere.

The Conservation Officer is satisfied with the general concept of the block and has been fully involved with choices of material and other details. Any further comments shall be included in an update report, which shall relate to both the design of the office building and decked car park, the proposed bin storage solution and the proposed materials for the development.

Amenity

This issue was considered under the outline scheme, and it was considered that the impact on the amenity on the perspective residents of the Clock Tower building to the east, which has permission to be converted to affordable housing was acceptable. It will be necessary however, to consider the potential impact of any plant equipment at the side elevations of the office block at this stage to ensure that there will be minimal noise intrusion on the future residents of the Clock Tower building.

Landscape

Although formal comments are awaited from the Council's Landscape Officer in relation to landscape matters, it is understood that the Landscape Officer has been liaising with the Landscape Consultant who is representing the applicant. The Landscape Officer considers the proposed planting to the end elevation of the decked car park to be acceptable, however, the Landscape Officer has requested that trees be planted in front of the decked car park to soften its impact. In relation to the office block, hard surface details have been requested. Concerns have been raised as mentioned above in relation to the cycles store/bin store/condensing unit area which is at each end of the modern wings as they do not appear too be very well integrated into the overall landscaped setting of the site and they are not particularly sympathetic to the Listed Building setting.

The Landscape Officers comments shall be included in an update report, and it is anticipated that these comments shall relate to both hard and soft landscaping and features such as bin storage. There appears to be no specific boundary treatment for the proposed office building, as these areas would be left open.

It is considered that conditions should be attached, which require the submission of samples of hard paved areas for footpaths and the access ramp to be submitted

Ecology

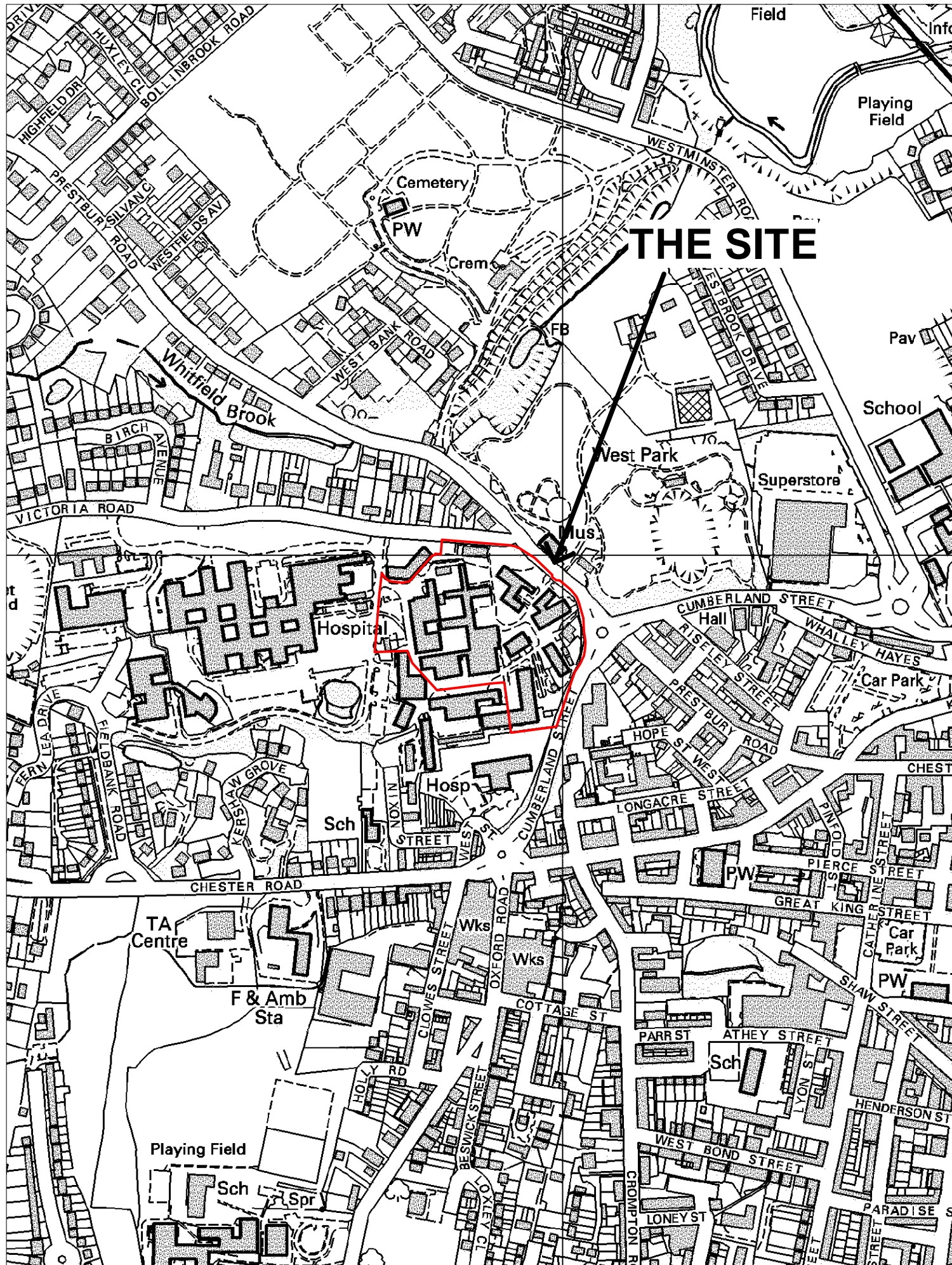
There are no ecological issues in relation to this application.

CONCLUSIONS AND REASON(S) FOR THE DECISION

It is considered that subject to outstanding comments, and clarification of some of the landscaping aspects as highlighted above that scheme is acceptable and builds upon the outline approval. A recommendation of approval is therefore made.

SUBJECT TO

Comments of outstanding consultees.



10/2153M - MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD, MACCLESFIELD

N.G.R. - 390,920 - 373,920

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Application for **Reserved Matters**

RECOMMENDATION : Approve subject to following conditions

1. A02RM - To comply with outline permission
2. A05RM - Time limit following approval of reserved matters
3. A01AP - Development in accord with approved plans
4. A07EX - Sample panel of brickwork to be made available
5. A15LS - Submission of type and colour of block pavements
6. A02HA - Construction of access
7. A07HA - No gates - new access
8. A01HP - Provision of car parking
9. Details of the access ramp to be provided prior to commencement of development
10. Contaminated land
11. Pile driving
12. Construction of junction and roundabout
13. Prevention of mud, debris onto highway
14. Surface water drainage
15. Hours of operation