

Application No: 12/1254M

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

Proposal: Erection of additional hospital related car parking at proposed first floor deck

Applicant: East Cheshire NHS Trust

Expiry Date: 02-Jul-2012

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

- Whether the appearance of the car parking deck is acceptable
- Whether the submitted landscape details are acceptable

Date Report Prepared: 8th June 2012

REASON FOR REPORT

The application site forms part of a wider scheme that was granted outline planning permission by the Strategic Planning Board. It is therefore considered necessary for the subsequent reserved matters applications to be decided by the same committee.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a surface car park that is located centrally within the existing hospital site. It is located to the east of an existing internal hospital road, to the south of a newly constructed car deck and to the west of existing hospital buildings.

DETAILS OF PROPOSAL

Reserved matters approval is sought for the appearance of the car deck and for the associated landscaping.

RELEVANT HISTORY

18th Dec 2009

09/1300M - Approved subject to conditions:

Erection of:

- A three-storey, 75 one-bedroom care home;

- A three-storey building incorporating a total of 542 sqm of retail (Class A1) in three ground floor units with 16 apartments (8 one-bed and 8 two-bed) on the upper two floors;
- A three-storey office building of 3,599 sqm (to be divided up into 2,400 sqm of Class B1 floorspace on the first and second floors and 1,199 sqm of Class D1 floorspace on the ground floor);
- 15 two and half-storey townhouses in 7 blocks;
- Associated car parking areas, access roads and open space;
- Additional hospital related car parking at proposed first floor deck (outline application)

31st Aug 2010

10/2153M Approved subject to conditions

Reserved matters application for the erection of a three-storey office building comprising 3,599 sqm (to be divided up into 2,400 sqm of Class B1 floorspace on the first floor and second floors and 1,199 sqm of Class D1 floorspace on the ground floor) with associated car parking including decked parking structure.

POLICIES

North West of England Plan Regional Spatial Strategy to 2021

DP1 Spatial principles applicable to development management

DP7 Criteria to promote environmental quality

EM1 Integrated enhancement and protection of the region's environmental assets

Local Plan Policy

NE11 Nature Conservation

BE1 Design Guidance

DC1 Design – New Build

DC3 Amenity

DC6 Circulation & Access

DC8 Landscaping

DC9 Tree Protection

Other Material Considerations

The National Planning Policy Framework

CONSIDERATIONS

Environmental Health

No objection

Environmental Agency

No comment

Manchester Airport

No objection

United Utilities

No objection, but note that a public sewer crosses the site. Therefore, a diversion of the affected public sewer may be necessary at the applicant's expense.

OTHER REPRESENTATIONS

One letter was received from a resident on Kershaw Grove that outlined that the restrictions on use made on the earlier permission was welcomed by residents as it reduced impact arising from noise, disturbance from use, light pollution, traffic generation due to access. They recommend that due consideration is taken to similar impacts.

APPLICANT'S SUPPORTING INFORMATION

A Design & Access Statement was submitted with the application.

In summary it states that the application seeks approval for the external appearance and landscaping of the scheme granted previously under the outline approval 09/1300M which granted permission in principle for this part of the scheme.

The car parking deck will provide additional parking facilities for the NHS Trust staff which will subsequently benefit patients and visitors to the hospital by removing staff car parking from the main hospital car park.

The car park will effectively form a continuation of the decked car park that has recently been constructed to service the new office block on the adjacent Hope Park site. However, it will be physically separate from this first phase deck. It therefore follows that the design and external appearance of this initial upper deck should set the design precedence that this second phase needs to follow.

The scope for the landscaping of the decked structure is clearly limited but, as with the initial first phase deck that has been completed, there are opportunities to include within the structure barrier baskets on the external face of the upper deck and some planting along the narrow strip of land between the structure and the internal hospital estate road.

OFFICER APPRAISAL**Principal of Development**

The principle of using this part of the hospital site for a decked car park was established under the outline scheme (09/1300M), which considered the:

- access,
- layout
- scale

as being acceptable having regard to the impact on the character and appearance of the area, neighbouring amenity and highway safety.

This reserved matters application seeks approval for appearance and landscaping.

Design/Appearance

The decked car park would provide an additional 71 parking spaces on the upper deck. The design of the parking deck has been taken from the adjacent parking deck that is located immediately to the north of the application site and was approved by the Strategic Planning Board under a separate reserved matters application for the wider site (10/2153M).

The main features of the car park would be six 5m-wide columns consisting of reclaimed stone which would help to integrate the car park deck within the general complex. A metal balustrade would provide the barrier to ensure that cars do not drive off the edge of the decked area. Given that the parking deck would mirror the design of the existing parking deck immediately to the north, it is considered that its appearance would be acceptable and would integrate with the character of the wider hospital site.

Amenity

Amenity was considered under the outline scheme and it was considered acceptable largely due to no residential properties being located in close proximity to the siting of the car deck.

Highways

This 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.

Landscape

It is accepted that there is limited scope for landscaping around the proposed car parking deck due to the proximity of the structure to the existing internal access road, the existing buildings / structures and the TPO protected trees. However, the Design & Access Statement outlined that some planting could be undertaken along the narrow strip of land between the structure and the internal hospital estate road. The Landscape Officer has therefore requested additional information in respect of this matter. This is currently awaited. The comments of the Landscape Officer will be provided in an Update Report to committee.

Trees

An area of TPO protected trees is located to the southern boundary of the proposed car parking deck. The Forestry Officer has assessed the application and has requested further details in respect of the ramp access to the first floor of the deck. This information is currently awaited. The comments of the Forestry Officer will be provided in an Update Report to committee.

Ecology

The Nature Conservation Officer has assessed the application and does not anticipate there being any significant ecological impacts associated with the proposed development. Consequently, there are no ecological issues in relation to this application.

CONCLUSIONS AND REASON(S) FOR THE DECISION

It is considered that, subject to the submission of outstanding information in respect of the proposed ramp and landscaping proposals and the subsequent comments of the Landscape

and Forestry Officers, the scheme is acceptable and builds upon the outline approval. A recommendation of approval is therefore made.

SUBJECT TO

Receiving the comments of the Landscape and Forestry Officers following the submission of the additional information that has been requested.

CONDITIONS

1. The approval of details relates to development for which outline permission was granted under application reference 09/1300M dated 18.12.09. The development shall be carried out in strict accordance with the conditions set out in the outline planning permission, except as modified by this permission.

Reason: For the avoidance of doubt and to ensure that development complies with the requirements and conditions of the outline permission and the approval of reserved matters.

2. The development hereby approved shall commence within two years of the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of Sections 91 and 92 of the Town and Country Planning Act 1990.

3. The development hereby approved shall be carried out in total accordance with the approved plans KW/MH/EPLP/01, MH-KW-CPD-1-D, MH-KW-CPD-2, MH-KW-CPD-3 received by the Local Planning Authority by e-mail on 30th March 2012.

Reason: For the avoidance of doubt and to specify the plans to which the permission / consent relates.

4. Details of the method, timing and duration of any pile driving operations connected with the construction of the development hereby approved shall be approved in writing by the Local Planning Authority prior to such works taking place and shall be implemented in accordance with the approved details.

Reason: In the interests of amenity, having regard to the location of the site and to comply with policy DC3 of the Macclesfield Borough Local Plan 2004.

5. The surface water drainage system of the site of the proposed works shall be designed and constructed in accordance with drainage details which have been submitted to and approved for the outline planning application 09/1300M, unless further details are submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of watercourses and to comply with policy DC18 of the Macclesfield Borough Local Plan 2004.

6. The hours of construction (and associated deliveries to the site) of the development hereby approved shall be restricted to 07.30 to 18.00 hours on Monday to Friday,

08.00 to 13.00 hours on Saturday, with no work at any other time including Sundays and Public Holidays.

Reason: To protect the amenity of nearby residents and the occupiers of nearby property and to comply with policy DC3 of the Macclesfield Borough Local Plan 2004.

7. No development shall take place until details of all external materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the building / structure is acceptable and to comply with policy BE1 of the Macclesfield Borough Local Plan 2004.

(c) Crown copyright and database rights 2012. Ordnance Survey 100049045, 100049046.

