

APPLICATION REPORT - PA/344621/20

Planning Committee, 28 July, 2020

Registration Date: 04/03/2020

Ward: Coldhurst

Application Reference: PA/344621/20

Type of Application: Full Planning Permission

Proposal: Four storey extension to the main building to provide two 24-bed wards along with ancillary space and storage facilities following the demolition of K-Block and the Anti-Coagulation Clinic. Landscaping and associated works, including reconfigured fire escape to J-Block.

Location: Royal Oldham Hospital, Rochdale Road, Oldham, OL1 2JH

Case Officer: Jill Nixon

Applicant The Pennine Acute Hospitals NHS Trust

Agent : Ove Arup and Partners

RECOMMENDATION

Approve, subject to the conditions at the end of the report.

THE SITE

This application relates to a site located within the existing Royal Oldham Hospital site immediately to the west of the main building. The site presently includes the two-storey brick K block, and the single storey wood constructed Anti-Coagulation Clinic, along with ancillary storage and parking areas.

THE PROPOSAL

Following demolition of the existing buildings it is proposed to erect a four-storey extension to the main building to provide two 24-bed wards along with ancillary space and storage facilities. The new building will connect to the main hospital building at all levels, and it includes an open central atrium.

A local public consultation exercise was undertaken prior to submission of the application.

RELEVANT HISTORY OF THE SITE:

There have been a significant number of previous applications for extensions or improvements to facilities at the hospital site.

Of specific relevance, planning permission was granted for the installation of a 600kW Combined Heat and Power unit within the existing boiler house on 31st March 2020 (PA/344453/20)

CONSULTATIONS

Highway Engineer

No objections subject to conditions in respect of a construction management plan, travel plan, and cycle parking facilities.

Greater Manchester Police
Architectural Liaison Unit
United Utilities

No objections subject to implementation in accordance with the measures in the Crime Impact Assessment
No objection subject to submission of a foul and surface

Environmental Health	water drainage scheme, and subsequent arrangements for management thereof.
Trees Officer	No objection subject to conditions in respect of landfill gas and ground contamination. No objections subject to implementation of the landscaping scheme.

REPRESENTATIONS

The application has been advertised by site and press notices. No written representations have been received.

RELEVANT PLANNING POLICIES

The 'development plan' is the Joint Development Plan Document (DPD) which forms part of the Local Development Framework for Oldham. The application site is unallocated by the Proposals Map associated with the Joint Development Plan Document. Therefore, the following policies are considered relevant:

- Policy 1 - Climate change and sustainable development
- Policy 2 - Communities
- Policy 4 – Promoting Sustainable Regeneration and Prosperity
- Policy 5 - Promoting accessibility and sustainable transport options
- Policy 9 - Local Environment
- Policy 18 – Energy
- Policy 19 – Water and Flooding
- Policy 20 – Design

PLANNING CONSIDERATIONS

Principle of development

The proposal involves the creation of enhanced health provision within the established hospital site. As such the development accords with the objectives of DPD Policies 1 and 2 in securing improvements to health and well-being provision in the borough in a sustainable location. Similarly, the proposal will assist in the delivery of local strategies to improve health in accordance with paragraph 92 of the NPPF.

Design and visual Impact

The proposed building is centrally located within the hospital site which contains a wide range of existing building of various ages, designs, and heights. The new structure will primarily be viewed in the context of the main hospital building which faces Rochdale Road, and this will be reflected in its overall height.

The chosen design comprising brick facings and windows with strong vertical proportions has regard to the industrial heritage of the area with the main entrance located to ensure visibility on pedestrian approaches. The setting will be enhanced by additional landscaping.

The scheme would provide an attractive feature within the site, satisfying the objectives of DPD Policies 9 and 20.

Highways and Traffic

A Transport Statement has been submitted with the application which examined the use of more sustainable modes of transport and accessibility to the site. It identified the measures that will be taken to deal with any anticipated impacts of the proposed development and measures will be implemented to improve accessibility to the site by all modes of travel. The development will be supported by a robust Travel Plan and travel planning nudge campaign which aims to reduce numbers driving to the site. Pedestrian and cycle routes through the site will be improved and additional cycle storage will be provided.

The site is in a sustainable location with good links to public transport and opportunities for walking and cycling to the site. Resident parking schemes are already in place in the surrounding residential areas which prevent over spill parking from users of the hospital. On this basis the Highways Engineer does not consider that any additional demand for on-street parking will impact on the local highway network and therefore does not object to planning permission being granted for highway safety reasons.

Energy

The application is accompanied by an Energy Statement. To satisfy the 10% on-site renewable energy requirement of DPD Policy 18, a condition is recommended that the building is not brought into use until a connection is made to the proposed Combined Heat and Power (CHP) plant, which will be located within the existing on-site energy centre, for which planning permission has recently been granted.

Drainage and ground conditions

The application is accompanied by Phase 1 and Phase 2 Site Investigation Reports and by a Drainage Strategy. Subject to the submission of final details in respect of these measures which will be required by condition, and no objections have been raised by relevant consultees.

Trees

The proposal will result in the loss of 3 trees. The Council's arboriculturist has raised no objections subject to appropriate mitigation. The submitted landscaping plan and Arboricultural Method Statement includes 16 replacement trees which is well in excess of the Council's policy requirements which is three replacement trees for each lost

Conclusion

The proposal involves a positive improvement to an existing major health care facility within the borough, and therefore accords with national and local planning policies.

1. The development must be begun not later than the expiry of THREE years beginning with the date of this permission.

Reason - To comply with the provisions of the Town & Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be fully implemented in accordance with the following approved plans and specifications:

Site Location Plan (66918-DAY-4A-XX-DR-A-020502 Rev A)

Proposed Demolition Plan (66918-4A-XX-DR-A-100501 Rev A)

Proposed Site Plan (66918-DAY-4A-XX-DR-A-020501 Rev A)

Demolition Site Sections – Section 1 and Section 2 (66918-DAY-4A-XX-DR-A-102501 Rev C)

Demolition Site Sections – Section 3 and Section 4 (66918-DAY-4A-XX-DR-A-102502 Rev A)

Demolition Site Sections – Section 5 (66918-DAY-4A-XX-DR-A-102503 Rev A)

Proposed Plans

Proposed GA Plan – Basement – Ancillary Space (66918-DAY-4A-B1-DR-A-200501 Rev A)

Proposed GA Plan – Ground Floor – 24 Bed Ward (66918-DAY-4A-00-DR-A-200502 Rev A)

Proposed GA Plan – First Floor – 24 Bed Ward (66918-DAY-4A-01-DR-A-200503 Rev A)

Proposed GA Plan – Second Floor – Storage and Ancillary Space
(66918-DAY-4A-02-DR-A-200504 Rev A)

Proposed GA Plan – Third Floor – Plant Room (66918-DAY-4A-03-DR-A-200505 Rev A)

Proposed GA Plan – Roof Plan (66918-DAY-4A-R1-DR-A-200506 Rev A)

Proposed Elevations

Proposed Elevation – North Elevation (66918-DAY-4A-XX-DR-A-201501 Rev A)

Proposed Elevation – East Elevation (66918-DAY-4A-XX-DR-A-201502 Rev A)

Proposed Elevation – South Elevation (66918-DAY-4A-XX-DR-A-201503 Rev A)

Proposed Elevations – West Elevation (66918-DAY-4A-XX-DR-A-201504 Rev A)

Proposed Elevations – Internal Courtyard (66918-DAY-4A-XX-DR-A-201505 Rev A)

Proposed Sections

Proposed Site Sections – Section 1 and Section 2 (66918-DAY-4A-XX-DR-A-022501 Rev A)

Proposed GA Section – AA (66918-DAY-4A-XX-DR-A-202501 Rev A)

Proposed GA Section – BB (66918-DAY-4A-XX-DR-A-202502 Rev A)

Proposed GA Section – CC (66918-DAY-4A-XX-DR-A-202503 Rev A)

Proposed GA Section – DD (66918-DAY-4A-XX-DR-A-202504 Rev A)

Proposed GA Section – EE (66918-DAY-4A-XX-DR-A-202505 Rev A)

Proposed GA Section – FF (66918-DAY-4A-XX-DR-A-202506 Rev A)

Floor Areas

Gross External Area Plan (66918-DAY-4A-XX-DR-A-200507 Rev A)

Bin/Cycle Store

External Bin Store - (DAY-V2-XX-DR-A-90-3001 Rev A)

Bike Store - (Broxap specification sheet for Apollo Cycle Shelter BXMW/AP)

Landscape Plans

Site Layout Proposals (3350-102 Rev B)

Site Layout – Hardworks (3350-104 Rev B)

Ground Level Planting Plan (3350-202 Rev B)

Internal Courtyard Proposals (3350-101)

Internal Courtyard Roof Garden – Hardworks (3350-103)

Internal Courtyard Roof Garden Planting Plan (3350-201)

Landscape Design Statement (3350-503)

Technical Reports

Travel Plan Part1 Rev1 (January 2020) prepared by Mosodi

Arboricultural Method Statement Rev A (28 May 2020) prepared by Mulberry

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

3. No development comprising the erection of any external walls shall take place until samples of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.

Reason - To ensure that the appearance of the development is acceptable in the interests of the visual amenity of the area having regard to Policy 20 of the Oldham Local Plan.

4. All hard and soft landscape works shall be carried out in accordance with the

approved plans listed in Condition 2 prior to the occupation of any part of the development or in accordance with the programme approved in writing by the local planning authority. Thereafter any trees or shrubs which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of a similar size, number and species to comply with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that the landscaping scheme is carried out and protected in the interests of visual amenity and to safeguard the future appearance of the area having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.

5. No part of the development hereby permitted shall commence until a demolition/ construction management plan has been submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be fully adhered to throughout the entire demolition and construction works.

The management plan shall provide for;

- i. The means of highway access and parking for demolition and construction vehicles, plant and workers' vehicles and sustainable travel methods for the demolition and construction workers
- ii. Loading and unloading of plant and materials
- iii. Wheel cleaning facilities

Reason - Prior approval of such details is necessary since they are fundamental to the initial site preparation works and to safeguard the amenities of the adjoining premises and the area having regard to Policy 9 of the Oldham Local Plan.

6. No part of the development, other than demolition works hereby approved, shall commence until a site investigation and assessment into landfill gas risk and ground contamination has been carried out and the consultant's written report and recommendation have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition.

Reason - Such details are necessary in order to protect public safety as the site is located within 250 metres of a former landfill site having regard to Policy 9 of the Oldham Local Plan.

7. The building hereby permitted shall not be brought into use until the Combined Heat and Power Unit within the existing boiler house approved on 31st March 2020 under application PA/344453/20 has been implemented.

Reason – To ensure that the development accords with the provisions of Policy 18 of the Oldham Local Plan.

8. The approved cycle parking facility indicated on the approved plans shall be installed and made available for use prior to any part of the development hereby permitted being brought into use, and the facility shall be retained at all times thereafter.

Reason – In order to promote sustainable means of travel having regard to Policies 5

and 9 of the Oldham Local Plan.

9. No part of the development, other than demolition works hereby approved, shall commence until a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, has been submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 27 litres per second. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme

Reason - To promote sustainable development, secure proper drainage, and to manage the risk of flooding and pollution having regard to Policy 19 of the Oldham Local Plan.

10. Prior to first occupation of the development, a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker or management company; and

- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

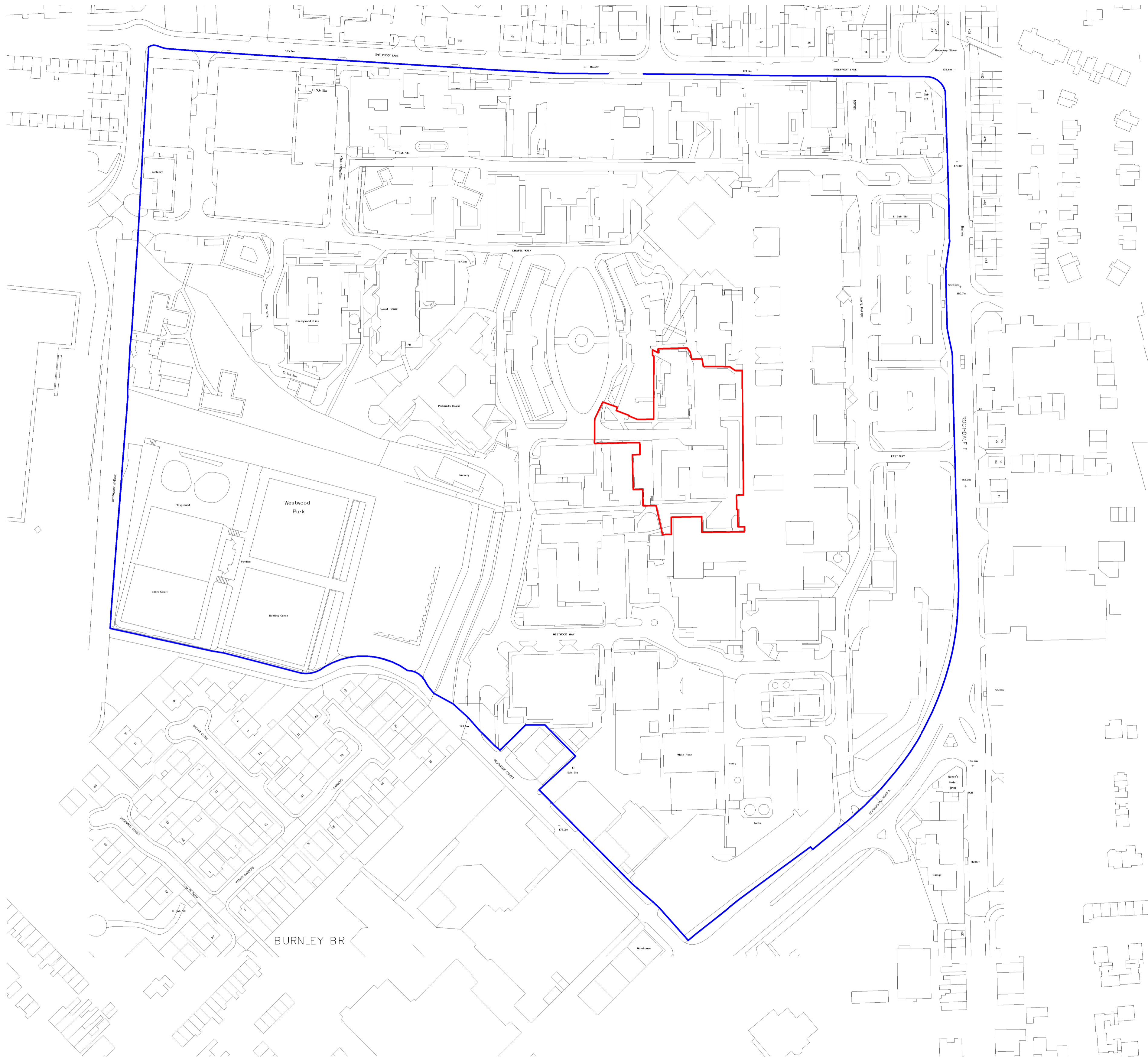
Reason - In order to manage the risk of flooding and pollution during the lifetime of the development having regard to Policy 19 of the Oldham Local Plan.

11. The development hereby approved shall be implemented in accordance with the measures set out in the submitted Travel Plan dated January 2020.

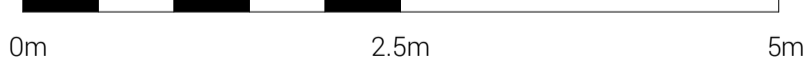
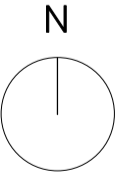
Reason - To ensure the development accords with sustainable transport policies having regard to Policy 5 of the Oldham Local Plan.

SITE OWNERSHIP KEY

- Site Ownership Boundary
- Site Boundary



Ownership Plan
1 : 1250



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CLIENT
The Pennine Acute Hospitals NHS Trust

DRAWING
Location Plan

PROJECT
Phase 4A, The Royal Oldham Hospital Expansion Plan

SCALE
As indicated @ A1

FIRST ISSUED
31/01/20

PROJECT	CLIENT REF	DRAWN BY	CHECKED BY
ROH	66918	HMW	GR

ORIGIN	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REVISION
DAY	4A	XX	DR	A	020502	A

DRAWING STATUS
PLANNING



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REV	DESCRIPTION	DATE	REV BY
A	Issued for Planning Submission	31.01.2020	DAY

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PLANNING COMMITTEE - BACKGROUND PAPERS

REPORT OF THE HEAD OF PLANNING AND INFRASTRUCTURE

PLANNING AND ADVERTISEMENT APPLICATIONS

The following is a list of background papers on which this report is based in accordance with the requirements of Section 100D (1) of the Local Government Act 1972. It does not include documents, which would disclose exempt or confidential information defined by that Act.

THE BACKGROUND PAPERS

1. **The appropriate planning application file:** This is a file with the same reference number as that shown on the Agenda for the application. It may contain the following documents:
 - The application forms
 - Plans of the proposed development
 - Certificates relating to site ownership
 - A list of consultees and replies to and from statutory and other consultees and bodies
 - Letters and documents from interested parties
 - A list of OMBC Departments consulted and their replies.
2. **Any planning or advertisement applications:** this will include the following documents:
 - The application forms
 - Plans of the proposed development
 - Certificates relating to site ownership
 - The Executive Director, Environmental Services' report to the Planning Committee
 - The decision notice
3. Background papers additional to those specified in 1 or 2 above or set out below.

ADDITIONAL BACKGROUND PAPERS

1. The Adopted Oldham Unitary Development Plan.
2. Development Control Policy Guidelines approved by the Environmental Services (Plans) Sub-Committee.
3. Saddleworth Parish Council Planning Committee Minutes.
4. Shaw and Crompton Parish Council Planning Committee Minutes.

These documents may be inspected at the Access Oldham, Planning Reception, Level 4 (Ground Floor), Civic Centre, West Street, Oldham by making an appointment with the allocated officer during normal office hours, i.e. 8.40 am to 5.00 pm.

Any person wishing to inspect copies of background papers should contact Development Management telephone no. 0161 770 4105.