

Application Number	Date of Appln	Committee Date	Ward
089201/FO/2009/S1	23rd Jun 2009		Rusholme Ward

Proposal Single storey extension to existing health centre, to create new surgeries and offices.

Location Rusholme Health Centre, Walmer Street, Rusholme, Manchester, M14 5NP,

Applicant Mr Paul Matthews, Manchester Primary Care Trust, Mauldeth House, Mauldeth Road West, Chorlton, Manchester, M21 7RL,

Agent Mr Andrew Unsworth, Cassidy + Ashton, 1 Regency Chambers, Jubilee Way, Bury, Manchester, BL9 0JW,

Description

The application site relates to the Robert Derbyshire Practice, Rusholme Medical Centre, and involves an extension to create four new surgeries, and allow the creation of a centralised administration function.

In terms of the site's immediate surroundings the health centre is on the western end of the district centre.

The proposed scheme consists of a single storey extension, sympathetic to the current building in terms of design, with window details and materials to match the existing.

Consultations

Local residents - No representations have been received.

Greater Manchester Police (Design for Security) – No objection to the proposal.

Regeneration South – Any comments will be reported.

Issues

Unitary Development Plan - There are no site-specific policies relating to the application site. However the following city-wide policies are relevant to this proposal:

Policy H2.2 states that the Council will not allow development that will have an unacceptable impact on residential areas. The matters that the Council will consider include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Regional Spatial Strategy - In terms of regional policy, the Regional Spatial Strategy for the North West was adopted in September 2008. The Regional Spatial Strategy forms part of the statutory development plan for every Local Authority in the North West and provides a framework for development and investment over the next fifteen to twenty years.

The following policies are considered relevant:

Policy DP4 states that development should build upon existing concentrations of activities and existing infrastructure.

Policy DP7 seeks to protect and enhance environmental quality.

In addition to the above, central government provides national planning guidance in the form of Planning Policy Guidance Notes (PPG) and on some planning issues, Planning Policy Statements (PPS).

PPS1 'Delivering Sustainable Development' underpins the planning system and sets out the overarching policies on the delivery of sustainable development. Emphasis is placed on the need for good design to ensure attractive, usable, durable and adaptable places.

The Guide to Development in Manchester (SPD) - This document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design.

Principle – The principle of creating additional health care facilities is something that is supported by the City Council in the Central Manchester Strategic Regeneration Framework and the Moss Side and Rusholme District Centre Local Plan.

Scale – The scale and massing of the proposed extension is satisfactory.

Site Layout – The site layout is designed to provide a clear division between the management of the centre and the practising surgeries.

Trees – The proposal involves the loss of 16 trees which form an important screen to Aspinall Street, only four can be retained.

Car Parking – Three spaces are being relocated together with four new spaces giving a total on site of 40 spaces.

Crime and Security – The proposed development raises no crime and disorder issues.

Legal Agreement – It is proposed to enter into a s106 agreement to mitigate against the loss of the trees.

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 the right to a fair hearing and to this end the Committee 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 Unitary Development Plan,

the Head of Planning 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. He believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation MINDED TO APPROVE

Approve subject to a S.106 agreement relating to the provision of a financial contribution towards street trees within the vicinity of the site and that the application accords with Policy H2.2 of the Unitary Development Plan and that there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

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) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed 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 policy H2.2 of the Unitary Development Plan for the City of Manchester.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: M2666/L01, M2666/L02, M2666/L04, stamped as received on 5th March 2009 and M2666/L05 stamped as received on 23rd June 2009.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policy H2.2 of the Manchester Unitary Development Plan.

4) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a)

and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with Policies 2.4 and 2.6 of the Unitary Development Plan for the City of Manchester.

5) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

6) The tree replacement scheme approved by the City Council as local planning authority shown on drawing M2666/L05 shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policy H2.2 of the Unitary Development Plan for the City of Manchester.

7) The replacement car parking area approved by the City Council as local planning authority shown on drawing M2666/L05 shall be implemented prior to occupation of the extension hereby approved.

Reason - To ensure a satisfactory level of car parking provision associated with the enlargement of the health centre, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 089201/FO/2009/S1 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

South Manchester Regeneration
Greater Manchester Police
Rusholme Residents & Tenants Association
33 Aspinall Street, Manchester, M14 5UD
35 Aspinall Street, Manchester, M14 5UD
The Halwelly Restaurant, 64-66, Wilmslow Road, Manchester, M14 5AL
37 Aspinall Street, Manchester, M14 5UD
Lal Haweli Restaurant, 68-72, Wilmslow Road, Manchester, M14 5AL
39 Aspinall Street, Manchester, M14 5UD
41 Aspinall Street, Manchester, M14 5UD
74 Wilmslow Road, Manchester, M14 5AL
43 Aspinall Street, Manchester, M14 5UD
Plaza Well Ltd, 76 Wilmslow Road, Manchester, M14 5AL
45 Aspinall Street, Manchester, M14 5UD
78-84, Wilmslow Road, Manchester, M14 5AL
Albert Inn, 5 Walmer Street, Manchester, M14 5UB
The Shere Khan, 50-52, Wilmslow Road, Manchester, M14 5TQ
25 Aspinall Street, Manchester, M14 5UD
23 Aspinall Street, Manchester, M14 5UD
54 Wilmslow Road, Manchester, M14 5AL
Cameolord Ltd, 58 Wilmslow Road, Manchester, M14 5AL
27 Aspinall Street, Manchester, M14 5UD
29 Aspinall Street, Manchester, M14 5UD
J S R Opticians, 60 Wilmslow Road, Manchester, M14 5AL
Rusholme Chippy, 62 Wilmslow Road, Manchester, M14 5AL
31 Aspinall Street, Manchester, M14 5UD
The Robert Darbishire Practice, Rusholme Health Centre, Walmer Street, Manchester, M14 5NP
University Of Manchester, Rusholme Health Centre, Walmer Street, Manchester, M14 5NP
Central Manchester N H S Primary Care Trust, Rusholme Health Centre, Walmer Street, Manchester, M14 5NB
Longboon & Wise Ltd, Rusholme Health Centre, Walmer Street, Manchester, M14 5NB
Rusholme Academic Unit, Rusholme Health Centre, Walmer Street, Manchester, M14 5NP

27 Walmer Street, Manchester, M14 5UX
24 Walmer Street, Manchester, M14 5DY
22 Walmer Street, Manchester, M14 5DY
16 Walmer Street, Manchester, M14 5DY
20 Walmer Street, Manchester, M14 5DY
18 Walmer Street, Manchester, M14 5DY
14 Walmer Street, Manchester, M14 5DY
10 Oundle Close, Manchester, M14 5BL
12 Oundle Close, Manchester, M14 5BL
34 Viscount Street, Manchester, M14 5UH
32 Viscount Street, Manchester, M14 5UH
40 Viscount Street, Manchester, M14 5UH
38 Viscount Street, Manchester, M14 5UH
36 Viscount Street, Manchester, M14 5UH
35a, Viscount Street, Manchester, M14 5UH
2a, Fleeson Street, Manchester, M14 5NG
1 Fleeson Street, Manchester, M14 5NG
2 Hibbert Street, Manchester, M14 5NR
1 Hibbert Street, Manchester, M14 5WR
47 Aspinall Street, Manchester, M14 5UD
49 Aspinall Street, Manchester, M14 5UD
53 Aspinall Street, Manchester, M14 5UD
86 Wilmslow Road, Manchester, M14 5AL
Punjab Tandoori Restaurant, 88 Wilmslow Road, Manchester, M14 5AL
90 Wilmslow Road, Manchester, M14 5AL
Kansas Fried Chicken, 92 Wilmslow Road, Manchester, M14 5AL
D W P, 96 Wilmslow Road, Manchester, M14 5BJ
30 Viscount Street, Manchester, M14 5UH
28 Viscount Street, Manchester, M14 5UH
1 Gilesgate, Manchester, M14 5UL
3 Gilesgate, Manchester, M14 5UL
5 Gilesgate, Manchester, M14 5UL
37 Viscount Street, Manchester, M14 5UH

Representations were received from the following third parties:

Greater Manchester Police

Relevant Contact Officer : Steven McCoombe
Telephone number : 0161 234 4607
Email : s.mccoombe@manchester.gov.uk