DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1193/21/FUL
Proposal: Installation of a supply and extract air handling unit and ventilation system on the roof of the CT Scanner Unit Department.
Location: South Tyneside District Hospital
Harton Lane
South Shields
NE34 0PL

Site Visit Made: 19/01/2021

Relevant policies/SPDs

1 ST1 Spatial Strategy for South Tyneside (LDF Core Strategy)

2 DM1(A, B and M) Management of Development (LDF Development Management Policies)

Description of the site and of the proposals

The proposal comprises the installation of air handling and ventilation systems to the existing flat roof area of the CT Scanner unit within South Tyneside Hospital. The red edging (on the site location plan) consists of a small area within the centre of the existing hospital grounds and is surrounded by other existing buildings of a variety of design and form.

The proposed air handling units will be housed in a large metal container unit measuring 6.895m long x 2.025m high and would be fixed onto the existing flat roof on 300mm high metal legs. The total height of the unit including the ducting will be approximately 3m high measured from the top of the flat roof. The unit will be positioned along the centre line of the flat roof to allow access for future servicing and maintenance.

As well as the application forms and existing and proposed plans, the applicant has provided a Design and Access Statement and Photo Montage in support of the application.

Publicity / Consultations (Expiry date 28 January 2022)

1) **Neighbour responses**

No representations received

2) **Other Consultee responses**

Environmental Health:

Contamination – No comments

Noise - The separation distance to residential properties, coupled with the ambient noise levels in the area will ensure that the nearest residential receptors are not impacted by noise produced by these systems.

Assessment

The principle of development and visual amenity

The overall hospital site has been the subject of numerous applications for planning permission over the years, with the most recent being for the provision of an Integrated Diagnostic Centre, comprising a single storey construction with a sloped roof and separate covered entrance on the site previously housing a disused 1930's nurses' accommodation building. The new facility will provide: CT scanners with control and equipment rooms and MRI Scanners with control and equipment rooms. (REF: ST/0812/21/FUL)

The hospital is currently undergoing various upgrades and this proposal forms part of the refurbishment and upgrading works of the existing air conditioning system to bring it up to current standards. The work will involve the decommissioning and strip out of the existing AC units prior to installation of the new system. The proposal would be larger than the existing units on site, standing at approximately 3 metres above the existing flat roof. An existing parapet wall at 1 metre in height surrounds the flat roof. As such the proposed units would only be visible from above this height. Additionally, the existing building is positioned within the centre of the hospital site and is surrounded by existing buildings and as such would not be highly visible from the surrounding area. Furthermore, there are other such units located within the hospital site and therefore the proposal would not appear out of character with the area. The proposal would therefore accord with the requirements of requirements of Policy ST1 and DM1(A) of the South Tyneside LDF.

Residential Amenity Issues

The hospital site is surrounded by residential properties and therefore consideration must be given to the impact to these neighbouring occupiers from visual and noise impacts. As mentioned previously, the proposal would be located centrally within the hospital built form and therefore would not be highly visible from the surrounding area and would not result in overbearing harm to neighbouring occupiers. Consultation has been carried out with the Council's Environmental Health team who consider that given the separation distance to residential properties, coupled with the ambient noise levels in the area, the nearest residential receptors would not be impacted by noise produced by the proposed systems. As such it is considered that the proposal would accord with the requirements of Policy DM1(B) of the South Tyneside LDF.

Contamination

Consultation has been carried out with the Council's Environmental Health team who have confirmed, given the positioning of the units, that there would be no concerns with regards to contamination issues on site. The proposal would therefore comply with the requirements of Policy DM1(M) of the South Tyneside LDF.

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Recommendation

Grant Planning Permission subject to conditions

Conditions

1 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.

2 The development shall be carried out in accordance with the approved plan(s) as detailed below;

Site Location and Block Plan Drg No 2179-01 received 09/12/2021

Proposed Plans Drg No GA7573-UA1522-01 received 09/12/2021

Proposed Roof Layout Drg No M001 Rev P1 received 09/12/2021

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

3 The external surfaces of the development hereby permitted shall be constructed in the materials shown on plan Drg No GA7573-UA1522-01 received 09/12/2021 otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policy DM1.

Informatives

1. In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework to seek to approve applications for sustainable development where possible.

2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

   Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Case officer: Stephanie Milne
Signed: Stephanie Milne
Date: 31/01/2022

Authorised Signatory:
Date:

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