DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0129/22/FUL
Proposal: Installation of 6no. Air-handling Units on the roof of the single storey radiology department with associated ductwork (supply & extract) routed over parapet wall and along building facade to serve a new intensive care unit (internal alterations within existing building) Units to be housed in weatherproof enclosures:- 7.3m Long x 3.760 wide x 4.4m high 3.46m Long x 3.25m wide x 4.4m high Enclosures to be faced with pressed metal cladding panels
Location: South Tyneside District Hospital
Harton Lane
South Shields
NE34 0PL

Site Visit Made: 04/03/2022

Relevant policies/SPDs

1 LDF CS ST1 - Spatial Strategy for South Tyneside

2 DM1 - Management of Development

Description of the site and of the proposals

This application seeks planning permission for the installation of 6no. air handling units on the roof of the existing radiology building to serve a new ICU facility. The scheme involves the erection of steel ductwork which would be routed over the existing parapet wall and along the ICU building façade leading to the rooftop air handling units. The ducting would measure 900mm by 300mm and 700mm by 300mm and would measure approximately 26 metres in length. Six rooftop air handling plants are proposed contained within two enclosures, one measuring 7.3 metres long by 3.7 metres in width, and 4.4 metres in height, and the other would measure 3.4 metres in length, 3.2 metres in width and 4.4 metres in height. The units would be enclosed with pressed sheet metal panels. It is also proposed to change 4 no. doors windows to the east facing ICU building elevation.

The application site consists of the existing ICU and Radiology buildings at South Tyneside District Hospital. The building lies centrally within the hospital complex, approximately 160 metres from John Reid Road, which passes to the south. The building is constructed from red brick, and has a stepped flat roof over two levels, with the roof containing a large metal sheet clad service building.

Publicity / Consultations (Expiry date 25 March 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

Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to the principle of development and visual amenity, residential amenity and contamination.

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.

This application seeks planning permission for the installation of 6no. air handling units on the roof of the existing radiology building to serve a new ICU facility. The scheme involves the erection of steel ductwork which would be routed over the existing parapet wall and along the ICU building façade leading to the rooftop air handling units. The ducting would measure 900mm by 300mm and 700mm by 300mm and would measure approximately 26 metres in length. Six rooftop air handling plants are proposed contained within two enclosures, one measuring 7.3 metres long by 3.7 metres in width, and 4.4 metres in height, and the other would measure 3.4 metres in length, 3.2 metres in width and 4.4 metres in height. It is also proposed to change a door to a window opening to the east facing ICU building elevation.

The air handling units would be sited on the flat roof over the existing Operating Theatres and Radiology Department and the ducting would run along the eastern elevation of the ICU building between the ground and 1st floor windows. There is already an existing plant room to the roof of the Radiology department which measures approximately 11 metres in length by 7 metres in width, and 5 metres in height. Given the proposed siting location atop of the flat roof, glimpses of the items of plant and ducting will be visible from wider public viewpoints. However, this will be at a distance of approximately 160 metres from John Reid Road which passes to the south of the Hospital site. From here, the proposed ducting and air handling units would be viewed against the backdrop of existing items of plant and buildings forming the hospital complex, including the adjacent rooftop plant room building. Given this, it is considered that the air handling units and ducting would not appear unduly prominent in wider views of the site. The proposed ducting and air handling units would be screened from the dwellings on Bonsall Court to the east by the roof of the existing Pathology building which lies in between the application site and the dwellings on Bonsall Court. Furthermore, there are other such units located within the hospital site and therefore the proposal would not appear out of character with the wider area.

The alterations changing doors to windows would utilise materials to match the host building.

The proposal would therefore accord with the requirements of requirements of Policy ST1 and DM1(A) of the South Tyneside LDF.

Residential Amenity

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.

Conclusion

The development would have an acceptable impact on the character and appearance of the area and would have no adverse impacts on residential amenity or contamination. As such, the proposals are considered to accord with policies ST1 and DM1 (A, B and M) of the South Tyneside Local Development Framework.

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

Recommendation

Grant Permission with 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

Drg No 2011 Rev P01 Rec 17/02/2022
Drg No 5704 Rev P01 Rec 17/02/2022

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 2011 Rev P01 Received 17/02/2022 unless 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.

Case officer: Adam Williamson
Date: 04/04/2022

Authorised Signatory: Geoff Horsman
Date: 05/04/2022

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