

No.4	APPLICATION NO.	2018/0251/FUL
	LOCATION	Wrightington Hospital Hall Lane Wrightington Wigan Lancashire WN6 9EP
	PROPOSAL	Demolition of existing nurses wing, erection of extension to Wrightington Hall, creation of additional vehicular parking spaces and associated external works.
	APPLICANT	Wrightington, Wigan And Leigh NHS Foundation Trust
	WARD	Wrightington
	PARISH	Wrightington
	TARGET DATE	13th June 2018

1.0 **SUMMARY**

1.1 This is a full application for planning permission for the demolition of an existing nurses wing and erection of a replacement building which would link to Wrightington Hall to create a facility which would be used for multiple uses including medical research with clinical trial areas, lecture theatre and meeting rooms. The hospital along with a local university and leading pharmaceutical company would occupy the building. A new car park would be constructed as part of the proposals. The development would constitute inappropriate development in the Green Belt and would impact on openness, however, the very special circumstances put forward by the applicant have been found to outweigh this harm. There would also be a limited level of harm to the historic setting of Wrightington Hall which is outweighed by the public benefits that would arise from the development. On balance, the proposed building and car park are considered acceptable and there would be no undue harm to residential amenity. Subject to suitable planning conditions it is not envisaged there would be an adverse impact on archaeology, highways, ecology and drainage.

2.0 **RECOMMENDATION: APPROVE WITH CONDITIONS**

3.0 **THE SITE**

3.1 Wrightington Hospital is a large site situated to the south of Hall Lane and comprises of a number of different buildings. Agricultural land surrounds the site which is within the Green Belt. This application relates to Wrightington Hall which is a Grade II Listed Building located within the grounds of Wrightington Hospital. The Hall is located within the eastern part of the Hospital site and is currently used as a Conference Centre. The Hall dates from around 1700, with later extensions including a 3 storey stone built link block (northern service wing) dating from the late C19 and a former, more modern, nurses' wing (an L shaped 3 storey block) which adjoin at right angles to the service wing. The nurses' block is a large brick built block subservient to the original building to which it is attached. This forms a courtyard with the remaining stone outbuildings north of the Hall. Also grade II listed are terrace retaining walls (south and east of the Hall) and a former barn and riding school (north and east of the Hall). A woodland area in the south-eastern corner of the site also forms part of the application.

4.0 **THE PROPOSAL**

4.1 The main element of this proposal is in relation to Wrightington Hall. The intention is to demolish the 3 storey nurses' annex. Once demolished a 3 storey building will be erected in its place. The new building would link with the existing Hall which will be used as a new Conference Centre and would incorporate a diagnostic department on the lower ground floor, entrance area on ground floor, Education Centre on the first floor occupied by a local

University, a Clinical Trials facility on the first floor and a facility for surgical training and medical research on the second floor.

- 4.2 Also included as part of this application is the provision of additional parking spaces within the hospital site. Some additional spaces would be provided immediately adjacent to the proposed new building but it is also proposed to construct a car parking area in the south-east corner of the Hospital site. This would require the removal of some woodland and would create in the region of 100 car parking spaces.

5.0 PREVIOUS RELEVANT DECISIONS

- 5.1 2018/0300/LBC PENDING Listed Building Consent - Demolition of existing nurses wing, erection of extension to Wrightington Hall.
- 5.2 2017/0843/FUL GRANTED Demolition of Block 31 (former 2 storey male nurses home) and provide car parking expansion for patients and visitors. This will result in the creation of 92 parking spaces but a loss of 6 giving a net gain of 86 parking spaces for the site.
- 5.3 2015/0717/CON APPROVED - Approval of Details Reserved by Condition No. 8 of planning permission 2013/0651/FUL relating to a travel plan.
- 5.4 2015/0150/NMA APPROVED - Non-material amendments to planning permission
- 5.5 2013/0651/FUL - The redesign of the corridor linking 'Phase 1' into the main hospital. The corridor will link Phase 1 with the Hospital Street to the east side, instead of going north into the Outpatient Department. The treatment of the external elevations of the link corridor will change from shiplap treated timber to white render. The redesign of the landscape proposals to incorporate the revised link corridor and some minor amendments to the soft and hard landscaping in the internal courtyards and around the perimeter of Phase 1.
- 5.6 2015/0118/FUL GRANTED - Variation of Condition No. 3 of planning permission 2014/0219/FUL to add an additional material to those specified on the application form to include a section of render to part of the side and rear elevations.
- 5.7 2014/0852/NMA PART APPROVED/PART REFUSED - Non-material amendments to planning permission 2014/0219/FUL - Revised design reducing the building footprint by 51 square metres overall; Reduction in the amount of the specialist brickwork to the rear of the building and replacement with render finish; Lifting of building circa 600mm to remove the need to have steps and ramped access to the main entrance, meaning the finished floor level matches Building 22 which is directly adjacent; Building 22 no longer to be demolished.
- 5.8 2014/0364/FUL GRANTED - Proposed extension to and resurfacing/line marking of existing car park to allow patients to park nearer main hospital wards/departments.
- 5.9 2014/0307/CON GRANTED - Approval of Details Reserved by Condition No's. 3, 6 & 7 of planning permission 2013/0651/FUL relating to external materials, finished site and floor levels, foul and surface water drainage scheme.
- 5.10 2014/0219/FUL GRANTED - Erection of new single storey IVF clinic and part demolition of existing building 22.
- 5.11 2013/0651/FUL GRANTED - Re-development of part of the existing hospital site to provide a new two-storey building comprising wards and ancillary accommodation on the

ground floor, and an operating theatre department and admissions unit on the first floor. The formation of a temporary service area in the North-West corner of the application site, including a receiving and dispatch (R&D) storage area, temporary covered walkway, boilerhouse and oil tank serving the proposed first phase of the hospital redevelopment. Demolition of the hip history museum to clear the site for the temporary boilerhouse.

- 5.12 2013/0313/FUL GRANTED - Creation of new vehicular access to provide a dedicated vehicular access/egress point for construction traffic to the west of the existing egress from the hospital grounds. Minor widening and strengthening along the existing service road including a circa 40m extension of the service road to the new access/egress point. Formation of a temporary site access road (to the south) mirroring the route of permanent roads, required for servicing the hospital. This route will provide permanent access to the service yard for the new Phase 1 development. Formation of a temporary construction site compound, turning circle and contractor car parking facilities. Demolition of ward block E.

6.0 OBSERVATIONS OF CONSULTEES

- 6.1 Highways (26.03.18) - No objections
- 6.2 United Utilities (05.04.18) - No objections subject to conditions
- 6.3 MEAS (09.04.18, 06.08.18) - Additional information required in respect of bats. *Bat survey now received and under consideration*
- 6.4 Lead Local Flood Authority (LLFA) (27.04.18) - Additional information requested. *Information submitted and under consideration.*
- 6.5 Technical Service Manager (Drainage) – no objections subject to the imposition of a condition.
- 6.6 Forestry Commission (28.03.18) No comment - refer to standing advice
- 6.7 Lancashire Archaeological Advisory Service (LAAS) (06.04.18 & 09.07.18) - No Objection subject to condition
- 6.8 Historic England (15.03.18) - No comments to make

7.0 OTHER REPRESENTATIONS

- 7.1 Wrightington Parish Council (03.04.18) - No Objections
- 7.2 West Lancashire Conservation Areas Advisory Panel (29.03.18) Panel felt that the proposal had the potential to create a more positive open space and setting to Wrightington Hall. The scheme needed to remove cars from the west/south elevations of the Hall and provide a new landscaped space in front of the building

8.0 SUPPORTING INFORMATION

Design and Access Statement
Planning Statement
Flood Risk Assessment
Drainage Statement
Preliminary Ecological Appraisal & Daytime Bat Survey & Addendum
Preliminary Ecological Appraisal (Orchard Car Park Expansion)
Bat Activity Report (July 2018)

Tree Survey Report
Heritage Statement
Transport Statement
Building Survey
Travel Plan

Written Scheme of Investigation for an Historic Building, Investigation and Archaeological Watching Brief at Wrightington Hall

9.0 RELEVANT PLANNING POLICY

- 9.1 The National Planning Policy Framework 2018 (NPPF) and the West Lancashire Local Plan 2012-2027 DPD provide the policy framework against which the development proposals will be assessed.

Wrightington Hospital is located within the Green Belt and Wrightington Hall is Grade II Listed Building. The following policies are therefore relevant:

West Lancashire Local Plan 2012-2027 DPD

GN1 Settlement Boundaries
GN3 Criteria for Sustainable Development
IF2 Enhancing Sustainable Transport Choice
EN2 Preserving and Enhancing West Lancashire's Natural Environment
EN4 Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

Supplementary Planning Advice

SPD – Design Guide (January 2008)
SPD – Development in the Green Belt (2015)

10.0 OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

Principle of Development - Green Belt

Proposed new building - Research and Education Centre

- 10.1 The site is situated in the Green Belt within the established grounds of Wrightington Hospital. The NPPF confirms that the construction of new buildings in the Green Belt should be regarded as inappropriate development. There are a number of exceptions to this including the replacement of a building, provided that the building is in the same use and not materially larger than the one it replaces.
- 10.2 The existing building was formerly used as nurses' accommodation. The proposed use of the replacement building will differ, however the new building will still provide floor space for use in connection with the Hospital. Consequently, I am satisfied that the proposed development is in the same use.
- 10.3 In relation to the building being materially larger, the Council's SPD relating to development within the Green Belt states that '*a proposal for the replacement of an existing non-residential building within the Green Belt with another non-residential building should satisfy each of the following criteria*':
- (a) The existing building should be lawful and permanent in nature;

(b) The total volume of the replacement building should not be more than 20% larger than the volume of the building it replaces;

(c) The replacement building should not materially harm the openness of the Green Belt through excessive scale or bulk or by virtue of its location. It should also be in keeping with the character of the area and appropriate in terms of design and materials;

(d) The replacement building should be on or close to the footprint of the one it replaces, unless it can be satisfactorily demonstrated that an alternative location within the same curtilage will have no adverse impact on openness and/or it will achieve significant environmental improvements or road safety benefits.”

10.4 Based on the information submitted with the application, I am satisfied that the proposed development would meet with tests (a) and (d) above.

10.5 In relation to tests (b) and (c), it is clear that the proposed replacement building will be materially larger than the existing building. As such, the development would constitute inappropriate development in the Green Belt and by definition would be harmful. However, the SPD goes on to say that regardless of percentage limits for increases in volume, replacement buildings will be judged on their impact on the openness of the Green Belt, their design, their siting within the plot and general location

Proposed new car parks

10.6 The application also proposes to extend the existing car parks within the hospital site. Some additional spaces would be provided immediately adjacent to the proposed new building but it is also proposed to extend an existing car park onto a former orchard, south east of the main development site. Paragraph 146 of the NPPF acknowledges that material changes of use of land / engineering operations are not inappropriate in the Green Belt provided that they preserve its openness and do not conflict with the purposes of including land within it. The extended orchard car park will measure 43m by 56m (at its widest point) and is proposed to be hard surfaced, creating approximately 89 car parking spaces. An assessment on its impact upon openness is therefore pertinent.

Impact on Openness

10.7 Paragraph 79 of the NPPF advises that a fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open, with an essential characteristic being openness. Openness is not defined in the NPPF but can be taken to mean the absence of visible development.

10.8 The proposed building would be sited on the footprint of the existing building. Whilst the replacement building would be noticeably bulkier than the existing building in terms of its overall size, the applicant has sought to minimise the impact of the replacement building by ensuring that the height is lower than Wrightington Hall and the adjacent servant's wing which it will connect to. By its very presence and larger scale the building would have an impact upon the openness of the Green Belt, however, I am mindful that the site is already developed with buildings, structures and extensive car parking areas and the building is sited amongst this existing built development and therefore views of the building will be limited. A visual impact assessment accompanies the application which demonstrates this. As such, I consider that the replacement building would not materially harm the openness of the Green Belt. The design of the building would be acceptable in this location and would not appear incongruous or out of keeping in this setting.

- 10.9 The proposed car park would be sited on a piece of land to the south west of the site. This area of land is currently unused/undeveloped having previously been part of an apple orchard. Introducing a large expanse of hard surface would formalise the appearance of this piece of land which would lead to a notable loss of open space. This would result in the south-easterly spread of hospital development from the position of the existing buildings. It is considered that the car park extension does represent encroachment and there would be a greater impact upon the openness of the Green Belt than that which currently exists. As such, I find the proposed car park would be detrimental to the openness of the Green Belt, and therefore conflict with one of the aims of the Green Belt, that of safeguarding the countryside from encroachment.
- 10.10 For the reasons set out above the proposed development is inappropriate development in the Green Belt, and the proposed car park would give rise to a loss of openness and would conflict with the purposes of including land within the Green Belt by virtue of encroachment. Paragraph 144 of the NPPF advises that substantial weight should be given to any harm to the Green Belt. Inappropriate development in the Green Belt should only be allowed in 'very special circumstances' that will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Very Special Circumstances

- 10.11 Under the terms of the NPPF, the overarching approach of the planning function is to contribute to the achievement of sustainable development and there is a presumption in favour of sustainable development. This requires consideration of the economic and social aspects of development. The applicant has put forward a case of very special circumstances for both the replacement building and car park on the following grounds:
- 10.12 The development would provide a world class facility which would be used for multiple uses including groundbreaking medical research on the top floor with clinical trial areas, lecture theatre and meeting rooms. The Hospital proposes to use the building in partnership with Edge Hill University and a major pharmaceutical company to create a leading teaching and research facility. The second floor of the extension is to be used for medical research and as with the educational element needs to be in a hospital location to benefit from the cross over that each service provides.
- 10.13 Currently the hospital does not have the facility to undertake scanning on site and this results in over 7000 patients a year having to travel elsewhere within the locality to undergo these procedures. The proposed extension would facilitate this taking place on site thereby avoiding the need for patients to travel to benefit from this service.
- 10.14 In addition to the above, it is proposed to refurbish Wrightington Hall as part of the proposals to improve its longevity. Wrightington Hall is currently used at 30% of its current capacity due to its fairly isolated position on site and standard of accommodation inside. The hall would become an integral part of the new facility and would be re-established as a key venue within the wider hospital complex. The proposed extension has been designed to facilitate circulation between the old and new buildings which will in turn significantly improve the usage of Wrightington Hall and the servant's wing. In addition it is proposed to remove some of the more recent internal additions that have no historic benefit to the listed building and repair existing windows.
- 10.15 In respect of the new car park, it is acknowledged that parking at the hospital is problematic for patients, visitors and staff. The new car park would provide additional car parking spaces to support the new facility along with reducing congestion that the hospital

currently generates in and around the site. This will reduce the pressure for cars to park on nearby highways which could be detrimental to highway safety.

- 10.16 In considering these matters I am mindful that the NPPF gives weight to supporting existing business sectors and expansion plans and supports the sustainable growth and expansion of all types of business and enterprise in rural areas. It is clear the circumstances surrounding the proposed development are unique and site specific. The associated benefits arising from medical research and improved educational and medical facilities in the Borough must be considered as must the impacts to the local economy and local communities.
- 10.17 Therefore, whilst it is considered the scheme is inappropriate, there would be some harm to openness and the development would result in encroachment, given the location of the new facility on the footprint of an existing building, the location of both the new building and car park in close proximity to existing hospital buildings and the unique and site specific case put forward by the applicant referring to economic, social and heritage benefits, in this particular case, I consider the very special circumstances put forward would be sufficient to outweigh the identified harm to the green belt. I am mindful that a proposed landscape buffer zone with existing trees will soften the impact of the car park.

Heritage Impacts

- 10.18 Policy EN4 of the Local Plan is relevant as is the guidance contained in the NPPF in terms of the impact of the proposed development on listed structures. The NPPF, in determining such planning applications, advises Local Planning Authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness.
- 10.19 Paragraph 193 of the NPPF states that the significance of a heritage asset needs to be given weight to the asset's conservation. The more important the asset, the greater the weight to be provided to its significance. Paragraph 196 requires that where a proposal leads to less than substantial harm to a designated asset, which includes development within its setting, this harm should be weighed against the benefits of the proposal including securing its optimum viable use. Paragraph 200 advises that Local Planning Authorities should look for opportunities for new development within the historic environment and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal their significance should be treated favourably.
- 10.20 Local Planning Authorities should in coming to decisions refer to the principle act which requires decision makers to "have special regard to the desirability of preserving listed buildings or their settings" (s.66). Recent Court judgements have shown that the statutory duty prescribed under the Planning (Listed Building and Conservation Areas) Act 1990 should always be given considerable weight in decision making.

General Principle - Demolition

- 10.21 In principle, I am satisfied that the loss of the nurse's block will not impact on the historic significance of the Hall, which includes its setting or indeed the setting to the other heritage assets related to the Hall (terrace walls and barn/stable building). Indeed I feel its demolition (as a single act) would greatly improve the Hall's setting and allow more of the service wing to be revealed. I also very much support the retention of the northern service wing which is part of the significance of the listed building. Given the above, I do not feel

the demolition will cause any harm to the character of the Hall or the wider group setting. In this respect the demolition does not need to be balanced against the stated 'public' benefits of the proposal and it meets the test to preserve as required under the Act, NPPF and Local Plan.

Proposed new building - Research and Education Centre

- 10.22 The new research and education centre building sits to the north of the Hall, on the same site as the existing nurse's block. The new building, would be set forward of the front (principal) elevation of Wrightington Hall and attached service wing. The relationship between the buildings, whilst being offset, means that some if not all of the benefits to the historic setting from the demolition of the nurses block (identified above) would be lost.
- 10.23 The new centre would be three stories high and include a lower ground (basement) level. Its overall height is comparable to the service wing, which it would adjoin. The building however has an appreciatively larger footprint than the nurse's accommodation it replaces. The design of the proposed building is contemporary, incorporating large areas of glazing and a set-back upper floor utilising a contrasting external material of grey standing seam panels. The south façade would incorporate curtain walling and glazing to reflect some of the characteristics of the existing listed Hall it sits alongside. In order to provide solar shading on the south façade, vertical and horizontal brass effect louvres are proposed. A series of brass effect mesh panels are proposed on the north façade. Natural stone effect materials would be predominately used for the cladding in order to reflect the existing listed buildings. Overall, the design approach is considered to be sensitive to the significance of the listed assets and is acceptable.
- 10.24 It is recognised that the increased scale and bulk of the new building is led by the mix of uses and organisations it needs to accommodate. Nonetheless, the increased footprint and scale means that the buildings that make up the service wing to the Hall cannot be appreciated in the same way as it is presently and that this will cause some additional impact on the overall setting to the Hall albeit I do recognise that the harm would be rather limited. As a result this 'less than substantial' level of harm will need to be balanced against the public benefits of the new research and education centre (as per Paragraph 195 of the NPPF) which includes a more integrated and sustainable use for the Hall.
- 10.25 The circumstances that support the proposed development have already been discussed earlier in this report and it is clear this is a fairly unique and site specific development. In heritage terms, it is proposed to refurbish Wrightington Hall as part of the proposals to improve its longevity and integrate the Hall with the new facility to re-establish its use as a key venue in the site. However, it is imperative that a condition is imposed to secure the refurbishment and repair works to the current Hall to facilitate its conference use.
- 10.26 I do not consider there to be any other harm attributed to the development on the setting to the other heritage assets (barn and walls) associated with the Hall.
- 10.27 As I am required to do so, I have given the duty's imposed by s.66(1) of the P(LBCA) Act 1990 considerable weight and whilst it is recognised that the scale of the proposed development would result in a 'less than substantial' level of harm to the setting of the Hall and attached service wing, it is considered that there are significant public benefits in developing the new research and education centre and in fully integrating the use of the existing Hall with this centre which would secure the Hall's place as the centre piece for the hospital. Consequently, I consider that the benefits of the scheme outweigh the limited harm to the setting of Wrightington Hall.

- 10.28 Paragraph 199 of the NPPF states that 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.
- 10.29 The site is located within Wrightington Hall Park, an 18th century landscape park, possibly on the site of an earlier deer park and is also close to the grade II listed terrace retaining wall and the grade II former Barn and Riding School.
- 10.30 A Heritage Assessment has been submitted in support of the application which indicates that there are below-ground remains to be encountered by both demolition and construction works which will require a formal watching brief to be undertaken at all stages of ground disturbance in this area. The Heritage Assessment has been reviewed by the Lancashire Archaeological Advisory Service (LAAS) who advise that whilst they are satisfied the demolition of the former nurses' wing can go ahead, further information about the 18th century Wrightington Hall is likely to appear during works so a programme of building recording, tailored to the scheme and focussing on the junction between the nurses' wing and the Hall is therefore recommended as a planning condition.
- 10.31 In response the applicant has submitted a Written Scheme of Investigation (WSI) for a Historic Building, Investigation and Archaeological Watching Brief which has been reviewed by LAAS and the methodology deemed acceptable in principle. At the request of LAAS, a condition will be imposed to ensure the archaeology investigation is carried out in accordance with the methodology in this report and a final report be submitted once the work is completed.

Impact on Residential Amenity

- 10.32 The closest neighbouring properties are situated immediately to the north of the development site in Dobson Close. The impact of the proposed new building on the amenity of the occupants of numbers 24 to 32 Dobson Close whose dwellings back onto the development must be considered. It is worth noting that currently the existing servant's wing, which is to be retained, sits 12.5m away from the rear elevation of numbers 28 to 32 and the nurse's accommodation, which is to be demolished, sits a minimum of 22m away from the rear elevations of numbers 22 to 28.
- 10.33 The proposed new building would sit on lower ground levels than the residential properties on Dobson Close and be off set so that it sits behind numbers 24 and 26. In order to minimise the impact upon the occupants of these residential properties, the proposed building has been carefully designed so that it staggers away from these properties as it increases in height to minimise its impact. As a result, the proposed ground floor, which would sit on significantly lower ground levels than Dobson Close and be screened by the existing fence boundary will be situated at least 15m away, the proposed first floor would be at minimum of 19m away and the proposed second floor would be at least 21m away. As a result I consider the development would not have an adverse overbearing impact upon the amenity of the occupiers of these properties. In terms of overlooking, the glazing on the second floor would be fully obscured glazed, at first floor the windows that are directly opposite the residential properties would also be fully obscure glazed and the windows which would be opposite the newly developed car park will be obscured below head height. At ground floor, only high level windows are proposed to allow light into the space.
- 10.34 On balance, taking into consideration the position of the existing and new buildings, ground levels and obscure glazing positions, I am of the view that the development would

not have a significant detrimental impact upon the occupants of the residential properties on Dobson Close through overlooking or overbearing impact to justify a refusal on this basis.

- 10.35 The Council's Environmental Health Officer has been consulted in relation to the development and has raised concern about noise (banging doors, car locking beeps, car alarms) from the use of the new car park 12a which would be sited adjacent to the residential properties on Dobson Close. The plans show a landscape buffer zone is proposed between the new car park 12a and the residential properties, but no details are provided in relation to the boundary treatment. Therefore, a condition is recommended to ensure a noise assessment is submitted to assess the noise impact from car park 12a and to propose mitigation measures to reduce any disturbance upon the occupiers of these properties. Similarly, details of how the car park would be lit can be secured by planning condition to minimise any light spillage and disturbance.
- 10.36 The application states that the proposed building would be serviced via Dobson Close. The Council's Environmental Health Officer has requested that a condition is attached restricting the hours that service vehicles can access the site via Dobson Close with restrictions on vehicle size and numbers due to the close proximity to residential properties.

Highways

- 10.37 A Transport Statement has been submitted which confirms that all access arrangements to the site would remain as existing and provides an assessment of the traffic impacts arising from the proposed development along with a parking assessment. It is acknowledged that the proposed development is likely to generate additional vehicular movements into and out of the hospital site. The maximum arrival and departure movements during peak hours (8am-9am and 5pm to 6pm) have been forecast to be between 29 and 44 movements. Additional car parking is proposed to support the demand created by the new building. The Highway Authority have been consulted and they have no objection in principle to the proposed development as they are of the view the development would have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site. However, further information is sought in relation construction traffic and how the building would be serviced.
- 10.38 The Transport Statement confirms that the proposed building would be serviced via Dobson Close with an access control barrier placed on the end of the road to prevent unauthorised vehicular access. It is understood that this road is currently used for this purpose. Dobson Close is a 4m wide private road owned by the NHS which also serves some private residential properties and is currently used to access staff parking along with servicing and maintenance vehicles. Whilst the road is currently used for service vehicles the Highway Authority is of the view that there will probably be an increase in the number of large vehicles utilising this access. The Transport Statement states that the access will be restricted to large goods vehicles with an approx. length of 8m and recommends that a delivery and servicing vehicle management plan is secured via planning condition. The width of the road (4m) is not wide enough for two large delivery vehicles to pass, therefore the Highway Authority request that a condition is secured for a Delivery and Servicing Vehicle Management Plan together with details of a proposed signage scheme to enforce the restriction.
- 10.39 In terms of construction traffic, the Transport Statement states that the construction traffic impacts from the development are unknown and recommends that a Traffic Management Plan for the construction vehicles and staff accessing the site during the construction

works, to be secured via planning condition. The Highway Authority concur with this recommendation.

- 10.40 Overall, the proposed development would have a negligible impact on highway safety and capacity in the immediate area and is considered acceptable in terms of highway safety however planning conditions are recommended to secure an appropriate Construction Traffic Management Plan and a Delivery and Serving Vehicle Management Plan.

Loss of Woodland

- 10.41 A Tree Survey Report has been submitted in respect of the car park expansion into a former apple orchard to the south of the site, adjacent to the Big Wood and Wrightington Ponds Biological Heritage Site (BHS) which is listed as a site of Importance for Nature Conservation. Undoubtedly the car park would lead to a notable loss of open space. The area has several old fruit trees and the site has become naturalised and with considerable biodiversity that provides a buffer to the adjoining woodland. Initially concern was raised that the proposed car park would conflict with several mature Sycamore and Ash trees close to the south east corner. An amended plan has been received which moves the car parking spaces away from these trees and a 'no-dig' geo-web root protection system is proposed to limit root damage. The proposed building extension and associated car parking would require the removal of a number of mature trees, consisting of three moderate grade trees, two lower grade trees and two poor grade trees. The amenity of these trees is mainly limited as an internal feature to the hospital. In order to mitigate against the loss of tree cover a landscaping scheme has been submitted which includes a hedgerow buffer zone along the eastern, southern and south western boundary of the proposed car park and the planting of trees around the site. Although this would not compensate fully for the loss of the tree cover, I do not consider that there would be any notable loss of visual amenity across the site as a whole and consider the proposal is in accordance with Policy EN2 of the Local Plan.

Impact on Ecology

- 10.42 The site lies adjacent to the Big Wood and Wrightington Ponds Biological Heritage Site (BHS) which is listed as a site of Importance for Nature Conservation. A Preliminary Ecological Appraisal in respect of the Orchard Car Park Expansion and a Preliminary Ecological Appraisal & Bat Survey in relation to the buildings accompany the application. MEAS have been consulted and whilst it is unlikely the re-development of the main hospital site would harm the features of the BHS, the car park expansion may have a direct or indirect effect on the features for which the BHS has been designated. MEAS advise that fencing can be erected to prevent access and the trees to be retained shall be protected and maintained to provide a natural buffer. This can be secured via planning condition. A number of trees are to be felled within the orchard and whilst the appraisal considers it highly unlikely that bats would use the mature orchard trees for roosting purposes due to the position of rot holes, the possibility cannot be entirely ruled out. Therefore, the reasonable avoidance measures (tree re-examined for bats prior to removal) as described in the appraisal can be secured by planning condition.
- 10.43 A Preliminary Roost Assessment for Bats carried out in February 2017 and updated in September 2017, has been submitted which identified that the existing buildings offer a moderate potential for roosting bat species. As a result further dusk emergence and dawn re-entry surveys were carried out which identified no bats roosting in the building. This information has now been forwarded to MEAS for review. In respect of ecology the application is considered to be acceptable subject to MEAS being satisfied that there would be no detrimental impact on roosting bats as a result of the development, and

securing any potential mitigation measures that may be deemed necessary by imposition of planning conditions.

Impact on Drainage

10.44 The site is located in flood zone 1 an area considered to have the lowest probability of fluvial and tidal flooding. A Flood Risk Assessment and Drainage Strategy accompanies the application which embraces the concept of sustainable drainage and recognises that flood risk is an important aspect of the development proposals. The site currently drains to an existing public sewer. Infiltration is not considered suitable due to the ground conditions which are a mixture of clay with cobbles, silt, sand and gravel content. The applicants propose to use existing sewers where possible. As the surface water sewers discharge into Calico Brook, attenuation is proposed within the surface water drainage system to limit the discharge rate. This approach is acceptable in principle, and can be secured via an appropriate condition. I am satisfied that the site can be adequately drained and the development will not result in increased flood risk on or off the site.

11.0 DEPARTURE APPLICATION

11.1 This proposal is a Departure from the Development Plan in that it involves a development normally inappropriate in the Green Belt. The application should, therefore be referred to the Secretary of State if the Council is mindful to grant approval.

12.0 CONCLUSION

12.1 The proposed development is considered to be acceptable in principle and therefore it is recommended that the decision to grant planning permission be **delegated to the Director of Development and Regeneration in consultation with the Chair or Vice Chair of Planning Committee** subject to the confirmation of no objections by MEAS in respect of impact on bats and no objections from the Secretary of State under the terms of the Town and Country Planning (Consultation) (England) 2009 Direction.

12.2 That any planning permission granted by the Director of Development and Regeneration pursuant to recommendation 12.1 above be subject to the following conditions and any additional conditions recommended by MEAS:

Conditions

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:-
Plan reference AL-20201 Rev P5, AE-20003 Rev P3, AL-20001 Rev P5, AL-20003 Rev P1, AL-20101 Rev P5, AL-90004 Rev P1, AE-20001 Rev P3, AE-20004 Rev P3, AL-20103 Rev P1, AL-20102 Rev P2, AL-20202 Rev P2, AL-20302 Rev P2, AL-20203 Rev P1, AL-20002 Rev P2, AL-20402 Rev P1, AL-20401 Rev P3, AL-20403 Rev P1, AS-20051 Rev P4, AS-20052 Rev P3 and AS20053 Rev P2 received by the Local Planning Authority on 5th March 2018.
Plan reference Obscure Glazing Plan (Proposed Section & Proposed Level 1 Plan) received by the Local Planning Authority on 18th May 2018.
Plan reference AL-90002 Rev T2 and AE-20002 Rev T2 received by the Local Planning Authority on 21st June 2018.
3. No development above slab level shall take place until full details and samples of the external elevational treatments including wall cladding and panels and roofing 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.

4. A full schedule of repair and refurbishment works to Wrightington Hall and attached service wing shall be submitted to and approved in writing by the Local Planning Authority. Details shall indicate the nature and extent of the refurbishment works including the proposed new finishes. Development shall be carried out in accordance with the approved details and completed prior to the occupation of the new building.
5. No development on the construction of the new building shall take place until full details of the finished levels of all parts of the site, including the floor levels of the building, have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be implemented in accordance with those details.
6. Prior to the commencement of the use of the new building hereby approved, the glazing on the north elevation shall be fitted with obscure glass (Pilkington level 3 or equivalent) and be non-opening and shall remain so fitted at all times thereafter for the duration of the development in accordance with the Proposed Section and Level 1 Plan received by the Local Planning Authority on 18th May 2018.
7. Prior to the new buildings being brought into use the foul and surface water drainage systems (including the storage of attenuated flows and associated flow control device) shall be installed in accordance with details:
contained on Proposed Impermeable Area plan drawing number 0987/173/202 rev - ;
in the Drainage Maintenance and Management Plan submitted 14th August 2018;
in the Flood Risk Assessment (30312/SRG) dated March 2018; and
in the Wrightington Proposed 180516.mdx MicroDrainage file which confirms the surface water flow is limited to the agreed 70 l/s.
The drainage system shall thereafter be managed and maintained in accordance with these details.
8. No development shall take place on car park zone P12a (Phase 5) until a scheme for protecting the existing dwellings in Dobson Close from noise from the car park has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in full prior to the car park being brought into use.
9. A scheme shall be submitted to and approved in writing by the Local Planning Authority that specifies the provisions to be made for the control of noise emanating from the building. These provisions can include physical and/or administrative measures. The scheme shall be completed in accordance with the approved details prior to the building being brought into use and shall be maintained thereafter.
10. No service vehicles, maintenance vehicles, or waste collections shall be taken or received at the site except between the hours of 0800 and 2000 Monday to Saturday, 0800 and 1800 on Sundays and Public/Bank Holidays. No deliveries shall be taken or received at the site except between the hours of 0600 and 2000 Monday to Saturday, 0600 and 1800 on Sundays and Public/Bank Holidays.
11. No lighting shall be installed on the site until a scheme detailing the proposed lighting to be installed is submitted to and approved in writing by the Local Planning Authority. All external lighting shall be installed and maintained in accordance with the agreed scheme.
12. The methodology for the archaeology investigation set out in the Written Scheme of Investigation (WSI) for a Historic Building, Investigation and Archaeological Watching Brief (Salford Archaeology 1st June 2018) received by the Local Planning Authority on 15th June 2018 shall be implemented in full during the development hereby approved. Once the work is completed a final report shall be submitted to and approved in writing by the Local Planning Authority.
13. Prior to the commencement of the use of the new building a Delivery and Servicing Management Plan together with details of a proposed signage scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved signs shall be provided prior to the new building being brought into use and thereafter servicing and delivery shall be carried out in accordance with the approved plan.
14. No development shall take place until a Traffic Management Plan for the construction works has been submitted to and approved in writing by the Local planning Authority. The plan shall include the following:

The parking of vehicles of site operatives and visitors;
Loading and unloading of plant and materials used in the construction of the development;
Storage of such plant and materials;
Wheel washing facilities;
Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)

Routes to be used by vehicles carrying plant and materials to and from the site;

Measures to ensure that construction and delivery vehicles do not impede access to adjacent properties.

Construction works should be carried out in accordance with the approved Traffic Management Plan.

15. The car park shall be surfaced or paved and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.
16. Prior to the use of the car park a scheme for the provision of electric vehicle charging points throughout the development and timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the agreed details.
17. Demolition works, tree felling, scrub clearance, vegetation management and/or ground clearance should be avoided during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then the all trees, scrub, vegetation and buildings to be demolished/refurbished are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected must be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be carried out in accordance with the approved details.
18. The existing trees marked for retention shall be retained as detailed in the Tree Survey Report (Building 37) and Tree Survey Report (Orchard Car Park Expansion) received by the Local Planning Authority on 5th March and before site works commence they shall be protected with stout fencing constructed to BS5837:2012, to contain the branch spread of the trees. Such fencing shall remain and be adequately maintained for the duration of the development operations. Within this fencing no development operations may take place including the storage or dumping of materials or plant, the lighting of fires, the siting of temporary huts or the raising or lowering of ground levels. All dead or damaged existing trees specified for retention shall be replaced with trees of such size and species approved in writing by the Local Planning Authority.
19. No development shall take place on the Orchard Car Park expansion until a Method Statement detailing measures to be taken during construction (including No-Dig methodology) to protect the health of the existing trees has been submitted to and approved in writing by the Local Planning Authority. The measures contained in the approved Method Statement shall be fully implemented during construction.
20. The landscaping scheme shall be carried out as shown on Drawing Number 58517-DAY-00-00-A-AL-90002 Rev T2 received by the Local Planning Authority on 21st June 2018. Within a period of 9 months from the date when any part of the development is brought into use the approved landscaping scheme shall be carried out. All planting shall be maintained and dead or dying material shall be replaced for a period of seven years from the agreed date of planting.
21. No development shall take place until a method statement in respect of Rhododendron and cotoneaster has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:
A plan showing the extent of the plant(s);
What method(s) will be used to prevent the plant spreading further, including demarcation;
and
What method(s) of control will be used, including details of monitoring

The approved method statement shall be implemented in accordance with the agreed details.

22. The recommendations made within Section 6.0 of the 'Preliminary Ecological Appraisal - Orchard Car Park Expansion' dated January 2018 (received by the Local Planning Authority on 5th March 2018) shall be adhered to at all times during and following the development hereby approved.

Reasons

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
3. To ensure that the external appearance of the building(s) is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
4. In order to preserve the special architectural or historic interest of the building and so comply with the provisions of Policy EN4 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
5. For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
6. To protect the privacy of adjacent residential properties and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
7. To ensure that the site is properly drained in the interest of local amenity and that the development, therefore, complies with the provisions of Policies GN3 & IF3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
8. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
9. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
10. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
11. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
12. As the site is of archaeological interest and in order to comply with the provisions of Policy EN4 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
13. To restrict the size of vehicle and to prevent conflict of goods vehicles entering and exiting the Dobson Close access in the interest of highway safety and to safeguard the amenity of adjacent occupiers, to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
14. To safeguard the safety and interests of the users of the highway and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
15. To allow for vehicles visiting the site to be parked clear of the highway and to assimilate the new car parking areas within the site and to ensure that the development complies with the provisions of Policies GN3 & IF2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
16. In the interests of sustainability to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

17. In the interests of nature conservation and to ensure compliance with the provisions of Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
18. To safeguard the health of the trees and so ensure that the proposed development complies with the provisions of Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
19. To safeguard the health of the trees and so ensure that the proposed development complies with the provisions of Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
20. To assimilate the proposed development into its surroundings and to ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
21. To prevent the spread of a Schedule 9 invasive species
22. In the interests of nature conservation and to ensure compliance with the provisions of Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

Reason for Approval

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

GN1 Settlement Boundaries

GN3 Criteria for Sustainable Development

IF2 Enhancing Sustainable Transport Choice

EN2 Preserving and Enhancing West Lancashire's Natural Environment

EN4 Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.