

PLANNING APPLICATION NUMBER:P07/2031

Type of approval sought	Full Planning Permission
Ward	BROCKMOOR AND PENSNETT ST JAMESS
Applicant	Planning & Development, Dudley Group of Hospitals
Location:	RUSSELLS HALL HOSPITAL, PENSNETT ROAD, DUDLEY, DUDLEY, WEST MIDLANDS, DY1 2HQ
Proposal	ERECTION OF MULTI-STOREY CAR PARK AND RESTORATION OF SLINC AREA
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. This application relates to a 3600 square metre section of the overall 17.668 hectare Russells Hall Hospital site which is located within a predominantly residential area and is adjoined by adopted Green Belt to the north west. Land within the north west corner of the site is also designated as a Site of Local Importance to Nature conservation (SLINC) by the adopted 2005 Unitary development Plan (UDP). The development site is currently an open, 106 space car park, located to the north of the main hospital utilities Block 'D'.
2. The site is adjoined by the hospital service road to the south, residential and training accommodation to the east, oil storage and generators to the west and by a childrens nursery/temporary car park to the north. Levels fall by some 4m across a landscaped and tree planted buffer to the north of the site towards the nursery which has its access from the edge of the existing car park. A band of trees are located within a planted strip running through the middle of the car park.

PROPOSAL

3. This application proposes the erection of a six level, 691 space, multi storey staff car park with two staircases at either end of the building serving all decks. The ground floor will accommodate 16 full width (3.75m) disabled parking bays and 91 (potential) ambulant disabled bays at 2.5m in width. The remaining 584 parking spaces on the five upper levels will be for general staff use and will be unallocated. The car park will be owned and operated by the the Dudley Group of Hospitals NHS Trust. Access for both pedestrians and vehicles will be by security pass controlled doors and barriers with twin access and egress points for vehicles to aid tidal flows at periods of shift change. The car park is proposed to allieviate on-site staff parking congestion which has arisen since the centralisation of services at the Russells Hall site with demand being beyond assessments previously made on behalf of the Trust.
4. The car park has been designed to match the recently constructed hospital extensions utilising white split face concrete blockwork for the base plinth , with a mixture of stainless steel fabricated mesh and white cladding panels for the exterior. The cladding panels will be arranged with the mesh to break up the external appearance by creating areas of 'window' like panels over approximately 40-45% of the exterior that will also serve to naturally ventilate the structure. Cladding at low level to each deck in conjunction with edge protection rails seek to minimise the spillage of light from car headlights escaping from the building. The building is intended to be lit internally and at the external upper deck with a scheme of lighting to minimise the spillage of light beyond the perimeter of the car park.
5. Part of the proposals also relate to the removal and landscaping of the existing 176 space temporary car park located to the north of site and adjacent to the nursery. The proposals envisage the regrading of made ground forming the car park by redistribution of materials and restorative planting within part of the SLINC area.

6. This application has been supported by a Design and Access Statement, Transport Assessment, Travel Plan, Protected Species Survey and Phase 1 Habitat Survey of the SLINC.

HISTORY

Application No.	Proposal	Decision	Date
P00/50709,P00/50710 & P00/50711	Extensions and alterations to hospital incorporating buildings, means of access, car parking and landscaping	Approved subject to conditions	July 2000
P03/1949	Formation of temporary car park	Approval subject to conditions	20th November 2003
P06/ 2335	Retention of temporary car park	Approved subject to conditions	7th February 2007

PUBLIC CONSULTATION

7. Following the posting of the statutory site notice, advertisement in the press and direct notification of neighbouring properties, two letters of observation have been received.
8. One letter from Access in Dudley raised observations in respect of the number, form and location of disabled car parking spaces and proposed lighting details. This query was satisfactorily answered directly by the applicants by setting the context for the development within existing disabled parking provision which is located in close proximity existing hospital entrances. Confirmation with regard to proposed lighting was also given.

9. The second letter from the operator of the nursery has requested that consideration be given to the maintenance of safe access and a pick-up and drop-off area during construction, and the planting of trees between the nursery and car park.

OTHER CONSULTATION

10. Group Engineer-Development: No objection subject to conditions.

Head of Public Protection: No objection.

Police Architectural Liason Officer: No objection subject to conditions.

RELEVANT PLANNING POLICY

11. Adopted Unitary Development Plan 2005:

Policy DD1- Urban Design

Policy DD4- Development in Residential Areas

Policy DD6- Access and Transport Infrastructure

Policy AM14- Parking

Policy NC5- Sites of Local Importance for Nature Conservation

Policy NC6- Wildlife Species

Policy EP6- Light Pollution

Policy S16-Access and Movement

Other Planning Policy and Guidance

Planning Policy Guidance 13- Transport

Parking Standards- Supplementary Planning Document

12. Key Issues:

- Design and impact of building.
- Traffic impacts and car parking provision.
- Impact upon nature conservation.

13. Design and impact of building.

The building has been designed and sited with consideration given to the scale and appearance of adjacent hospital buildings, views across the Green Belt from the north and the amenities of the occupiers of properties adjacent to the site. The five storey building will not exceed the height of the new hospital buildings and will be constructed using a similar palette of external materials to effectively match those buildings. The building will not be visible from the High Street frontage and when viewed from Himley Road to the north, will be seen against the background of existing structures. Substantial tree planting will remain to the north of the building to further diminish long distance views and provide a buffer (which will be enhanced with additional planting) with the adjacent nursery. The building will be located a minimum of 110 metres from the nearest residential property, such that no direct impact upon outlook will arise. Further consideration will be given to the protection of visual amenities in the assessment and approval of a lighting scheme that will also address the requirements of the Police Architectural Liaison Officer. The development is therefore considered to be in accordance with policies DD1, DD4, and EP6 of the adopted UDP.

Traffic impacts and car parking provision

Both prior to and during the consideration of the current application, the impacts of traffic on the local highway network and the mitigation of staff demand for the use of the private motor car, through the production of a travel plan, have been core to the assessment of this application. An updated car parking assessment informed the

application process with an overall capacity estimate of approximately 1860 spaces for the hospital visitors and staff. The current application will boost overall site car parking capacity to 1676 spaces, having taken into account losses arising from the temporary and application site car parks.

The transport Assessment has been audited and has concluded that no adverse impacts will arise on the local highway network, subject to a condition preventing an increase in use of the Bushey Fields Road entrance. Such a limitation is achievable through the use of a card accessed barrier system and survey information to be submitted as part of the Travel Plan, required as a condition of the hospital expansion approvals. In accordance with the Travel Plan submitted alongside this application, surveys will be undertaken with a view to implementing measures to reduce staff reliance upon the use of private motor car and to improve the modal split of other sustainable means of transport. This will be required as a further relevant condition of this application as will the approval of alternative means of car parking, and access to the nursery whilst construction works take place. An appropriate balance is therefore drawn between additional car parking to address a recognised need and restraint measures to limit use of the private car in accordance with Policies DD6, S16 and AM14 of the adopted UDP and guidance contained within PPG 13- Transport.

Impact upon nature conservation

The Protected Species Survey and Phase 1 Habitat Survey submitted with this application confirm that no adverse impacts arise upon nature conservation issues as a result of the construction of the multi-storey car park, with only limited loss of poor quality trees located within the existing car park.

The removal of the temporary car park is to be commended and the creation of wildlife habitat to complement the adjacent SLINC will provide for a replacement facility originally envisaged to be provided as part of the hospital expansion. In order to properly assess impacts upon nature conservation and to inform proposals for re-profiling of the temporary car park, a wider protected species survey will need to be undertaken, from which detailed landscaping and restoration proposals will be

developed. On this basis and subject to appropriate conditions, the proposed development will be in accordance with Policies NC5 and NC6 of the UDP.

CONCLUSION

14. The proposed development is appropriate in terms of scale design and siting providing safe, secure and accessible car parking for staff at a level that will not promote reliance upon the use of the private motor car. The development will have no adverse impacts upon local residents or upon the local highway network and will provide for enhanced wildlife habitat whilst respecting the value of the adjacent Site of Local Interest to Nature Conservation in accordance with Policies DD1, DD4, DD6, AM14, NC5, NC6 S16 and EP6 of the adopted 2005 Unitary Development Plan and guidance within PPG 13- Transport.

RECOMMENDATION

15. Approval subject to the following conditions, with delegated powers to the Director of the Urban Environment to amend such conditions as necessary.

REASON FOR APPROVAL

The proposed development is appropriate in terms of scale design and siting providing safe, secure and accessible car parking for staff at a level that will not promote reliance upon the use of the private motor car. The development will have no adverse impacts upon local residents or upon the local highway network and will provide for enhanced wildlife habitat whilst respecting the value of the adjacent Site of Local Interest to Nature Conservation in accordance with Policies DD1, DD4, DD6, AM14, NC5, NC6 S16 and EP6 of the adopted 2005 Unitary Development Plan and guidance within PPG 13- Transport.

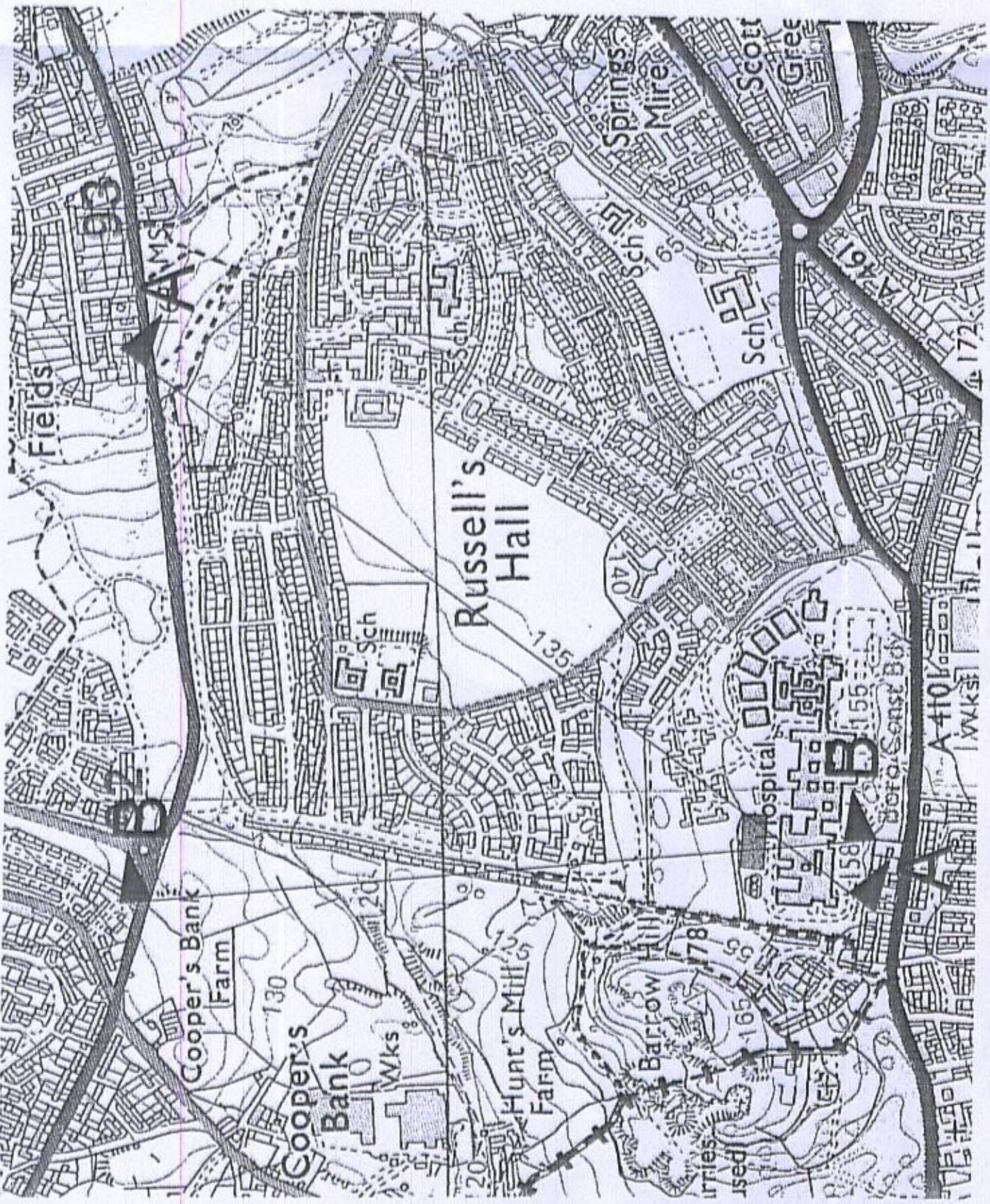
INFORMATIVE

For the avoidance of doubt, this permission relates to drawing numbers: AP(0)001, 002, 003, 005, 006, 007, 008 and AL(0)004

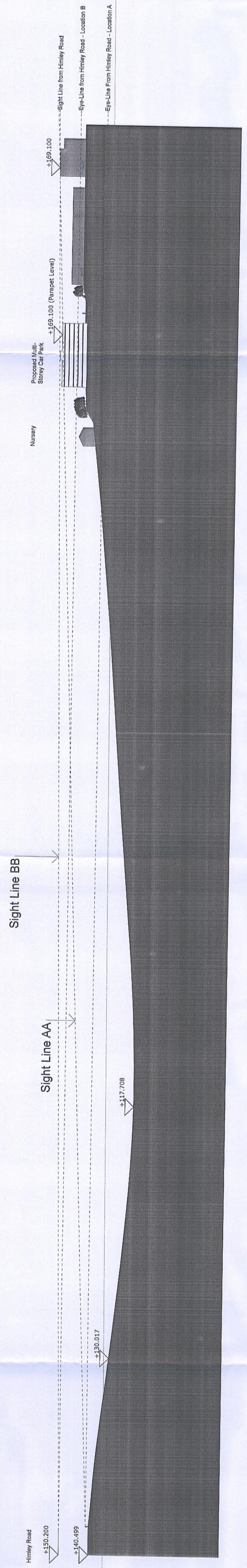
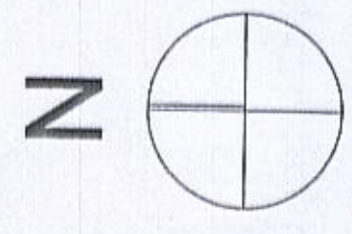
Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Development shall not begin until details of the type, texture and colour of materials to be used in the external elevations have been submitted to and approved by the local planning authority.
3. Prior to the commencement of development, details of proposals to accommodate displaced car parking and for access arrangements to the adjacent nursery during the construction period shall be submitted to and agreed in writing by the local planning authority. Such agreed arrangements shall thereafter be maintained for the period of construction unless an alternative is approved by the local planning authority.
4. Within twelve months of the date of this permission or the first occupation of the multi-storey car park (if sooner) surveys to establish methods of staff travel to work to work shall have been undertaken to establish a Travel Plan basis to achieve a 10% reduction in single car occupancy after five years with an increase in other transport modes as evidenced by annual survey data to be submitted to the local planning authority. Should such target reductions not be achieved, a further raft of measures shall be submitted in a revised Travel Plan that shall set specific additional proposals to be implemented and achieved within specified timescales. Once achieved such constraint on use of the private motor car shall be maintained and monitored with a view to achieving continued further reductions for the life of the development.
5. Within twelve months of the date of this permission or the first occupation of the multi-storey car park, (if sooner) a survey to establish the level of staff private motor car access to the hospital via Bushey Fields Road shall have been undertaken to establish a basis for limitation at such established levels. Details shall be submitted to the local planning authority to ensure limitation at such levels (such as maintaining limited card barrier access numbers) which shall be approved in writing and maintained for the life of the development.
6. Prior to the submission of a landscaping plan for the development and removal/reprofiling of the temporary car park, a protected species and phase two habitat survey shall be undertaken of areas adjacent to and to the north of the temporary car park that shall identify areas to remain undisturbed and shall inform details of recontouring, landscaping and habitat creation works which shall be submitted to and approved in writing by the local planning authority within six months of the date of this approval. Such works shall thereafter be implemented in accordance with agreed mitigation schemes and timescales to be completed prior to the end of the first planting season following occupation of the development.
7. All planting and works to be undertaken in accordance with condition 6 shall be maintained for a period of five years and any planting which fails or dies within that period shall be replaced or reinstated.
8. Prior to its installation, details of the car park lighting scheme shall be submitted to the local planning authority and shall be approved in writing. Such details for approval shall include internal lux levels and measure to prevent the spillage of light beyond the perimeter of the car park. Following installation such lighting shall be

maintained in accordance with approved details unless approved in writing by the local planning authority.

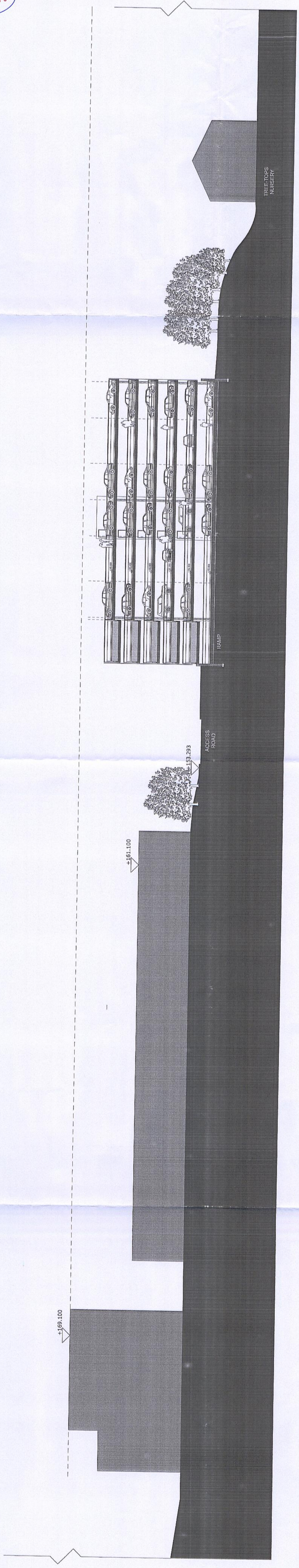


RUSSELL'S HALL HOSPITAL ENVIRONS



LONG SECTION FROM HIMLEY ROAD
SCALE 1:1000

24 OCT 2007



TYPICAL SECTION
SCALE 1:200

23 AUG 2007

Discipline	Drawn	Checked	Design	Rev.	Description	Discipline	Drawn	Checked	Design	Rev.	Description
Structural						Structural					
Mechanical						Mechanical					
Electrical						Electrical					
Plumbing						Plumbing					
Sanitary						Sanitary					
Fire						Fire					
Other						Other					
Project Manager						Project Manager					
Client						Client					
Design No.						Design No.					
Drawn						Drawn					
Checked						Checked					
Design Date						Design Date					
Project Name						Project Name					
Client Name						Client Name					
Project Location						Project Location					
Project No.						Project No.					
Job No.						Job No.					

Seymour Harris Architecture

24 OCT 2021

For 12031
Site plan

Project No: Multi-Storey Car Park, Ruskville Hill Hospital
 Drawing No: AP02001
 Client: Dudley Group of Hospitals NHS Trust
 Date: 20th Aug 21
 Scale: 1:300
 Checked: CB
 Drawn: SVAC
 Design: SVAC
 Date: 20th Aug 21
 Scale: 1:300
 Revision No: B
 Date: 20th Aug 21
 Scale: 1:300

SeymourHarrisArchitecture

Proposed: New
 Deleted:
 Existing:
 Surveyed:
 Proposed:
 Deleted:
 Existing:
 Surveyed:

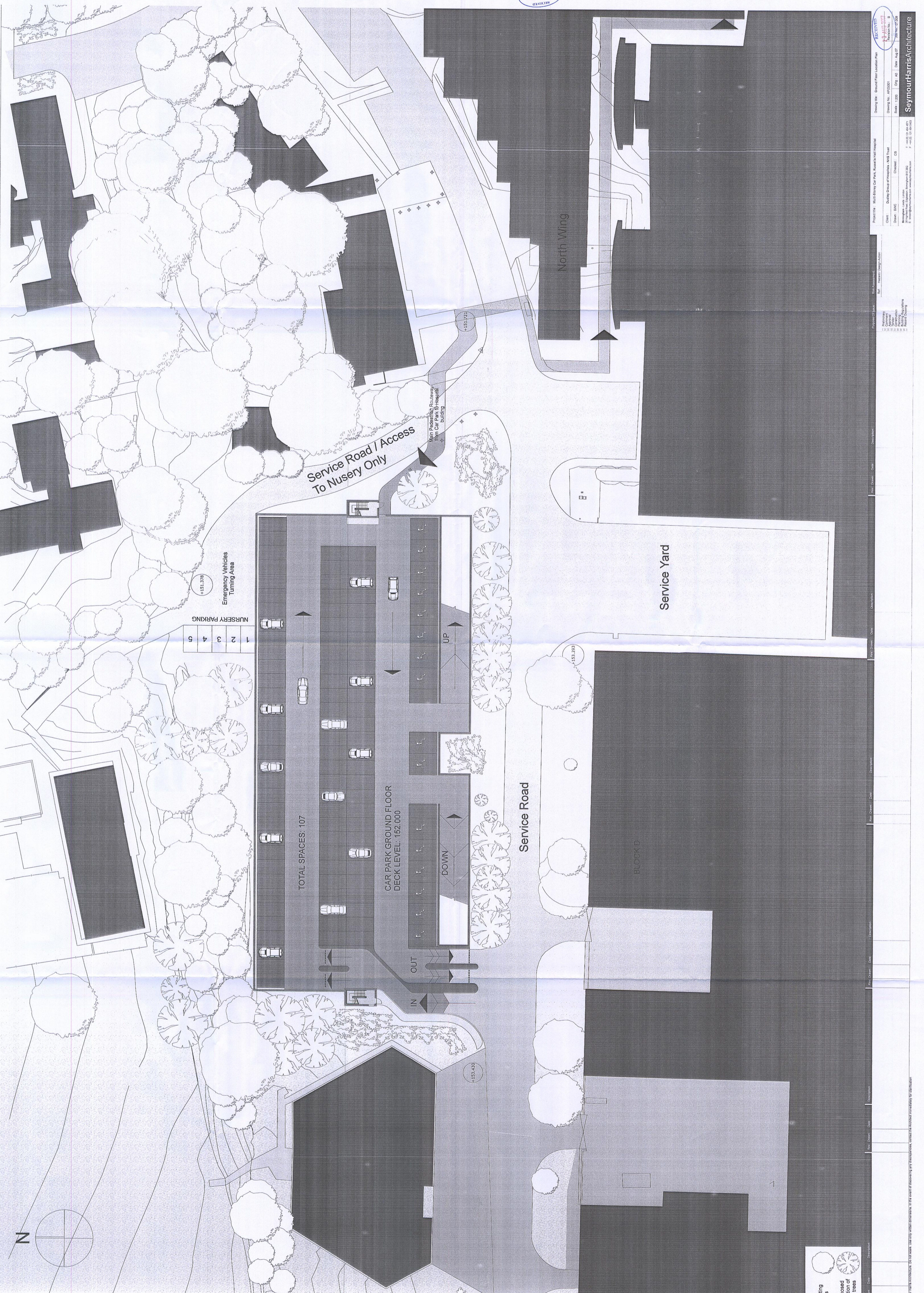
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Proposed: New
 Deleted:
 Existing:
 Surveyed:



Key
 Existing trees
 Proposed locations of new trees

23 NOV 2007
RECEIVED

24 OCT 2007
RECEIVED



Rev	Drawn	Date	Description	Rev	Drawn	Date	Description	Rev	Drawn	Date	Description	Rev	Drawn	Date	Description

Purpose of Issue		Risk Assessment	
<input type="checkbox"/>	Preparation	Ref	Level of Design Action
<input type="checkbox"/>	Approval		
<input type="checkbox"/>	Construction		
<input type="checkbox"/>	Operation		
<input type="checkbox"/>	Record Drawing		

Project Title	Client	Drawn	Checked	Scale	Orig	AI	Date	Job No.	Revision No.
Multi-Storey Car Park, Russells Hall Hospital	Dudley Group of Hospitals - NHS Trust	DH	CTB	1:1250			June 07	07.009	A

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