



Planning Committee

1 April 2014

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| Planning application no. | 14/00122/FUL |
| Site | New Cross Hospital, Wolverhampton Road |
| Proposal | Erection of a four storey Emergency Centre and associated demolition works |
| Ward | Heath Town |
| Applicant | Royal Wolverhampton NHS Trust |
| Cabinet Member with lead responsibility | Councillor Peter Bilson Economic Regeneration and Prosperity |
| Accountable director | Tim Johnson, Education and Enterprise |
| Planning officer | Name Andy Carter Tel 01902 551132 Email andy.carter@wolverhampton.gov.uk |

1. Summary Recommendation

1.1 Grant subject to conditions.

2. Application site

2.1 The development site is located within the existing New Cross Hospital site, on land previously used as a surface car park, late Victorian era ward block, ambulance entrance, and catering building. Adjacent to the site are the Heart and Lung Centre and the Ambulatory medical unit.

3. Application Details

3.1 The proposed building would be four storeys in height delivering a new Emergency Centre for the hospital. An area of public realm would be provided in front of the main public entrance to the facility, with outdoor seating and soft landscaping. The building would have a central glazed void to allow daylight into the ground floor.

3.2 Vehicular access would be in the form of a six bay drop-off facility via the main hospital circulatory road. Ambulance drop-off would be from the secondary circulatory road running between the Heart and Lung Centre and the site.

4 Planning History

- 4.1 08/00696/OUT Hybrid Full/Outline Application for redevelopment of New Cross Hospital and new residential development on two sites one located to the north-east of the Hospital site and one located on the west of the campus. Granted 1 Dec 2010.

5. Relevant Policy Documents

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
- 5.3 Heathfield Park Neighbourhood Plan (emerging)

6. Environmental Impact Assessment Regulations

- 6.1 This development proposal is not included in the definition of projects that requires a “screening opinion” as to whether or not a formal Environmental Impact Assessment as defined by the regulations is required.

7. Publicity

- 7.1 No responses have been received.

8. Internal Consultees

- 8.1 Transportation & Environmental Services – No objection

9. Legal Implications

- 9.1 There are no legal implications arising from this report (LD/19032014/A)

10. Appraisal

- 10.1 The key issues are:-

- Design
- Transport

10.2 Design

The height of the proposed building would be consistent with the heights of those adjacent, which vary between two and four storey. The scale and mass of the emergency centre would complement the adjacent structures whilst having a presence in its own right. The proposed aluminium cladding system and use of coloured panels would introduce visual interest.

- 10.3 The area of public realm on the east elevation of the building would give the emergency centre a human scale, setting back the mass from the road, and enhancing the

pedestrian gateway to the main entrance. A double height, glazed public entrance is proposed to allow maximum daylight into the reception and waiting area.

10.4 The proposals are consistent and compliant with UDP policy C6 and D9.

10.5 Transportation

The location of the emergency centre would result in the loss of 135 staff parking spaces. However the recent construction of the multi-storey car park on the east side of the hospital circulatory road, and the recent provision of temporary surface car parks has offset this loss.

10.6 Cycle parking is proposed at the front of the building. The proposed main entrance is also within a short walk of the bus stop on the hospital circulatory road. The proposals are consistent and compliant with policy C6 of the UDP.

11. Conclusion

11.1 The proposal would be acceptable and would be in accordance with the development plan.

12. Detailed Recommendation

12.1 That planning application 14/00122/FUL be granted subject to any appropriate conditions including:

- Materials;
- Cycle storage;
- Landscaping;
- Targeted recruitment and training;
- Construction Method Statement;
- Hours of operation during construction;
- 10% renewable energy;
- Road markings for drop-off facility and hospital circulatory route



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