

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132807/FO/2022

Date registered valid: 17 February 2022

Proposal: Installation of 3no. Air Source Heat Pumps

Address: Queens Road Metrolink Depot, Queens Road, Manchester, M8 0RY

Ward(s): Cheetham Ward

Applicant: Mr Jonathan Arthur, Jamieson Contracting, 2 Dunkirk Lane, Hyde, SK14 4PL

Agent (if any): Mr Ralph Taylor, Paul Butler Associates, 31 Blackfriars Road, Salford, M3 7AQ

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 31 March 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 16 March 2022

Standard consultations:

Printed: 21 February 2022 Expired: 14 March 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application sites relates to a large depot building – a warehouse type structure which has metal clad elevations and roof. The proposal relates to the northern elevation of this building.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The immediate area is mixed use in nature comprising a variety of residential, industrial and commercial uses.

The site adjoins an operational Metrolink line and station which sits within a sunken position in relation to Queens Road. Vehicular access to the depot is from Queens Road, where the site neighbours and hotel and Irish community centre.

Description of development

Planning permission is sought for the installation of 3 air source heat pumps situated at low level, on the northern elevation of a depot building. The side of the building to which the proposal relates already incorporates extract systems, ventilation louvres associated with external plan equipment.

Background

Funding has been secured by Transport for Greater Manchester (TfGM) to install small scale renewable energy generation technologies across their portfolio. The application proposal is one such site in Greater Manchester where Solar PV is proposed. The proposals will contribute to the national aim of achieving net zero carbon by 2050.

The heat pumps and the system integration are designed so as to maximise annual efficiency and maximise annual running hours

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – The content of the submitted acoustic assessment is accepted. A condition requiring the submission of a verification report to confirm the equipment complies with the report recommendation is recommended, prior to first operation of the equipment.

Highway Services – No objection. The proposed equipment is contained within the private boundary of the Metrolink Depot site and does not overhang the adopted highway.

It is understood that the proposals would not have an impact on the approved pedestrian/vehicular access, parking, circulation or the external highway network.

Planning History

132774/P14J/2022

Prior Approval for the installation Solar Photovoltaics (PV) equipment on the roofs of Nondomestic Buildings. Approved 30 March 2021.

130480/P14J/2021

Prior Approval for the Installation of other Solar Photovoltaics (PV) equipment on the roofs of nondomestic buildings. Refused 8 July 2021.

Policy

The below policy and guidance is considered relevant to the consideration of this application:

- Saved policy DC26 of the UDP;
- Policies DM1, SP1, EN4, EN5, EN7 and EN8 of the Core Strategy;
- National Planning Policy Framework (NPPF).

Issues

Principle

The revised NPPF was adopted in July 2021. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7).

In order to achieve sustainable development, the NPPF states that the planning system has three overarching objectives - economic, social and environmental.

Relevant to this application is Section 14 'Meeting the challenge of climate change, flooding and coastal change'.

Paragraph 152 advises that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.

Paragraph 158 advises that when determining planning applications for renewable and low carbon development local authorities should approve the application if these impacts are (or can be made) acceptable.

City Council Development policy contained within the Core Strategy echoes the drive for low carbon development.

In this case, an air source heat pump system can help to lower carbon footprint as it uses a renewable, natural source of heat - air. Whilst a heat pump also requires a supplementary source of power, usually electricity, to power the heat pump and there will still be some resulting CO₂ emissions, overall the proposed method would be better long term solution than the existing heating systems and will help see a reduction in CO₂ emissions, allowing no heat loss and long term financial gain.

In addition, it is considered that the impact to general and visual amenity would be negligible given the immediate context and surrounding environment.

On this basis, the principle of the proposed development is considered acceptable.

Visual Impact

The development involves the installation of 3 no. air source heat pumps at a low level, to the northern elevation of the host building.

Given the surrounding industrial context, the industrial appearance of the host and adjacent buildings, the presence of similar equipment, the nature of the immediate area which is characterised by the functional service and maintenance functions of the depot and the limited views afforded to the building, any impact to visual amenity is considered negligible. As such, the proposal complies with policies DM1 and SP1 of the Core Strategy.

Noise Impact and Impact to Amenity

The proposed site is not within immediate proximity of residential occupiers and is situated within a maintenance depot associated with Metrolink. The area is not therefore considered sensitive.

A Plant Sound Assessment Report accompanies the application and provides an assessment of atmospheric sound emissions from the proposed installations at the nearest noise sensitive receptor. The report confirms that any impact will be low, therefore achieving the Council's noise criteria requirements. Environmental Health concur the report findings.

The proposed equipment is to be located on the northern side of the depot building at low level. To the north are Metrolink tracks and a service compound with vehicle parking. It is therefore considered that given existing background noise levels and the surrounding environment, the proposed installation is appropriate within this context and would not give rise to any significant impact to the noise environment

On the basis, this proposal is considered compliant with saved policy DC26 of the UDP, Policies DM1, SP1 of the Core Strategy and the National Planning Policy Framework which seek to protect amenity.

As a safeguard, a condition has been included to ensure a verification report is submitted and agreed in order to confirm the equipment meets with the Council's noise criteria, prior to its first operation.

Impact to Climate Change

The scheme will meet an identified need for reducing CO2 emissions by enabling low and zero carbon development in Manchester. The installation will achieve a significant carbon reduction over the present operational position and therefore contribute to climate change objectives.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by the City Council as Local Planning Authority on 17 February 2022.

Drawing QRD1002-TGM-QRD-MW-XX-N-PLA-0003 Rev P3;
Drawing QRD1002-TGM-QRD-MW-DR-N-PLA-0002 Rev P2;
Drawing QRD1002-TGM-QRD-MW-DR-N-PLA-0006 Rev P1;
Technical Specification (FOCS-N /LN-CA 2622).

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) a) The development hereby approved shall be carried out in accordance with the submitted Plant Sound Assessment Report, produced by Lighthouse Acoustics (Ref: 0922/3/PSA1), dated 26 January 2022.

b) Prior to the operation of the air source heat pumps hereby approved, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policy DM1 of the Manchester Core Strategy and saved policy DC26.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH1