

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132799/LP/2022

Date registered valid: 28 January 2022

Proposal: Certificate of Proposed Lawful development for the installation of an air source heat pump internally within the building.

Address: Shudehill Interchange , Manchester, M4 2AF

Ward(s): Piccadilly Ward

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

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

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10 March 2022

Application details

Type of application: Certificate Lawful Development Proposed

Development type: Certificates of lawfulness

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

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

Listed building: Not applicable

Conservation area: Shudehill Conservation Area 1987

Tree Preservation Order:

Description of Site/Area

Shudehill Interchange is located within the City Centre and provides bus, coach and Metrolink services as well as a multistorey car park which is accessed from Hanover Street to the north. The building was constructed in 2006. It is seven storeys in height and is characterised by translucent glazed panels. The building is located within the Shudehill Conservation Area but is not listed.

Description of development

The submitted application seeks a Certificate of Proposed Lawful development for the installation of an air source heat pump internally within the building.

Consultations & Notification Responses

None required

Issues

In this case the installation is contained within the existing plant room of the premises and does not affect its external appearance. It is therefore considered that planning permission is not

required as the proposal would not constitute development as defined by Section 55 of the Town and Country Planning Act 1990 (as amended).

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

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

1) The proposed installation of three Air Source Heat Pumps is wholly internal within the building as shown on drawings SHUDE1002-TGM-MW-XX-N-PLA-0003 Rev P1 'Site Location' and SHUDE1002-TGM-01-01-DR-M-0003 Rev B 'Proposed Plant Room Layout'.
received by the City Council as Local Planning Authority on 28 January 2022, and therefore would not constitute development as defined by Section 55 of the Town and Country Planning Act 1990 (as amended). The proposed works are therefore lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended).

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Shudehill Conservation Area 1987

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CITY1