

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131784/FO/2021

Date registered valid: 27 October 2021

Proposal: Installation of 2 Air Source Heat Pumps, 1 to the North West Heart Centre and 1 to the Clinical Sciences Building

Address: Wythenshawe Hospital, Floats Road, Manchester, M23 9LT

Ward(s): Baguley Ward

Applicant: Mr Paul Bennett, Centrica Business Solutions UK Ltd, 2 Daniel Adamson Road, Salford, M50 1DT

Agent (if any): Mr Paul Bennett, Centrica Millstream, Maidenhead Road, Windsor, SL4 5GD

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 December 2021

Application details

Type of application: Full Application Consent

Development type: Minor Industry

Date of site visit: 17.11.2021

Standard consultations:

Printed: 4 November 2021 Expired: 25 November 2021

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 17 November 2021 Expired: 8 December 2021

Press advert

Published: 9 November 2021 Expired: 30 November 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

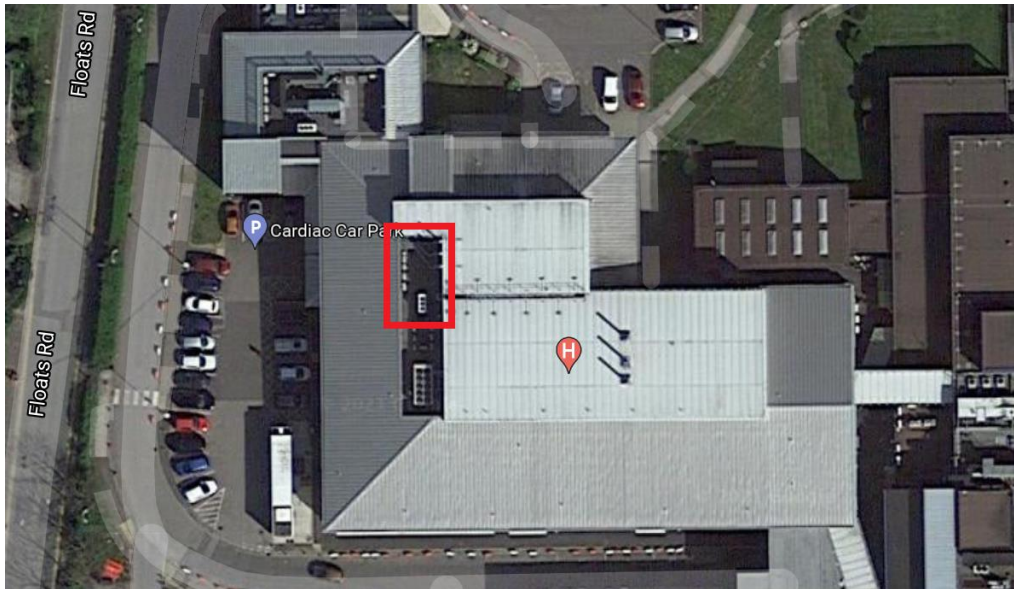
Description of area

The application site relates to the North West Heart Centre and Clinical Sciences Buildings located on the Wythenshawe Hospital Campus on Southmoor Road in the Baguley ward of Wythenshawe. The hospital is located directly south of, and is immediately adjacent to, the Roundthorn Industrial Estate which also borders the western side of the hospital grounds. To the east of the hospital grounds is Newall Green, which is a largely residential area, and to the south is a large hospital car park and open farmland.

Description of development

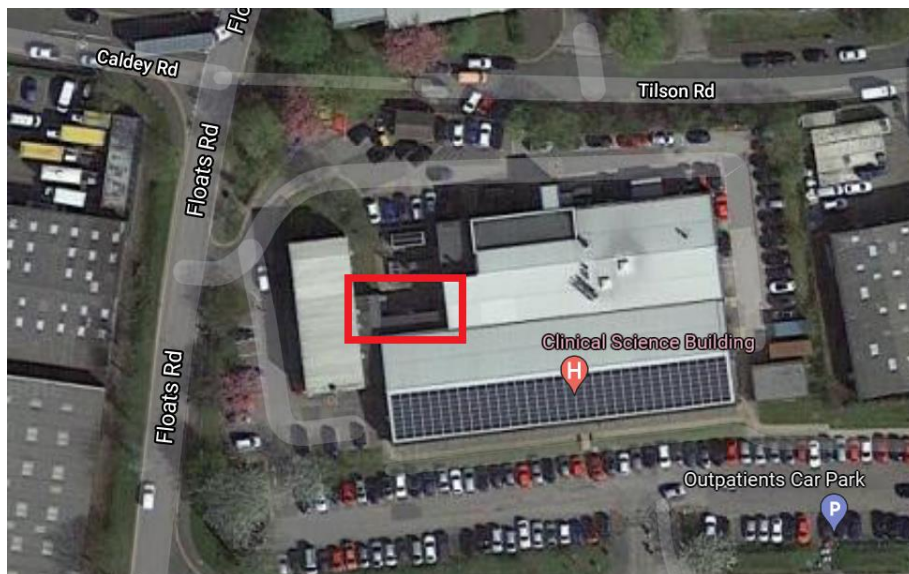
The proposals relate to the installation of air source heat pumps, 1 to each building.

The Heart Building is located on the western edge of the hospital site, at the junction of Southmoor Road and Floats Road. The Air Source Heat Pump is proposed to be installed on the roof top equipment deck which is already used for plant and which is screened by the roof and fabric of the building itself from the nearest noise sensitive location.



Roof top location of the Heart Centre ASHP

The Clinical Sciences building is located at the northwest corner of the hospital site. The Air Source Heat Pump is proposed to be installed externally at the northern façade of the building adjacent to the existing boiler house in a fenced compound which currently houses an existing chiller and standby generator, and is surrounded on three sides by the fabric of the existing building.



Location of ASHP to be installed at the Clinical Sciences building

The ASHP plant at both buildings will be capable of operating at any time of the day or night depending on the heating and cooling requirements of the buildings they each serve.



Consultations & Notification Responses

In this instance a site notice was posted and an advertisement was placed in the Manchester Evening News. No responses were received.

Environmental Health - Have assessed the submitted noise information and are satisfied that no conditions are required in this instance.

Policy

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a mechanism through 'which locally-prepared plans for housing and other development can be produced.' It states that 'at the heart of the Framework is a presumption in favour of sustainable development.' However, the Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Furthermore, the statutory status of the development plan remains as the starting point for decision making. In 'decision-taking', this means that development proposals that accord with the development plan should be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Chapter 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 126). The development is minor in scale and located in a position that would not impact upon the visual setting of the building.

Chapter 14. Meeting the challenge of climate change, flooding and coastal change - Paragraph 152 states 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. In this case, the

development would respond to the objectives of radically reducing greenhouse gas emissions and supporting renewable and low carbon energy and associated infrastructure. Paragraph 158 states that when determining planning applications for renewable and low carbon development, local planning authorities should recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions and approve applications if impacts are (or can be made) acceptable. It is considered that the development would support the delivery of sustainable energy generation and reduce carbon emissions. The development would thereby accord with Chapter 14.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In the following assessment of the proposed development has been given to the following aspects of the PPG:

- i. Consultation and pre-decision matters;
- ii. Design;
- iii. Noise.

For the reasons set out in this report, the development would be related positively to PPG.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The development would not result in a significant or harmful impact on residential amenity as confirmed in the submitted noise report and review by MCC Environmental Health. The development would improve that environmental sustainability of the building and reduce its carbon emissions to thereby accord with policy SP1.

Policy EN1 (Design Principles and Strategic Character Areas) - Policy EN1 (Design Principles and Strategic Character Areas) - States that, amongst other things, opportunities for good design to enhance the overall image of the City and the character of the area in which the

development is located. The design is driven by its function but has been suitably colour treated and located in positions to reduce its visual impact and thereby accords with policy EN1.

Policy EN 4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) - States that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through a variety of actions.

It is considered that the development would accord with these objectives by achieving access to low carbon energy sources an existing building to secure a reduction in CO2 emissions.

Policy EN 5 (Strategic Areas for low and zero carbon decentralised energy infrastructure) - The proposed development would accord with the objective of achieving an increase in the level of decentralised, low and zero carbon energy, in a variety of locations including at Wythenshawe Hospital.

Policy DM1 (Development Management) - Sets out various issues that development should have regard to: appropriate siting, layout, scale, form, massing, materials and detail of development and its impact on the surrounding areas, including amenity. It is considered that the scale, siting appearance of the external plant, along with related noise attenuation measures, would not unduly harm the surrounding context and residential amenity.

Unitary Development Plan (Saved UDP) Policies -The following UDP saved policies are also considered to be relevant:

Policy DC26 (Development and noise) - Has been related to the proposals contribution to the local noise environment, in relation to the operation of the proposed plant and equipment.

The requirements of policy DC26 have been related to the potential for additional noise to be generated by the development. In response, appropriate measures to secure the mitigation and management of noise been demonstrated through the submitted acoustic report.

Issues

Principle of the development - The principle of reducing carbon emissions of a building through the installation of infrastructure to support renewable energy is considered to be acceptable and accords with Council policy. The development would have a satisfactory relationship to the surrounding context of Hospital Campus and areas of warehousing.

Residential and visual amenity - The proposed equipment is to be housed in areas of the Hospital Campus that would not give rise to unacceptable impacts on the visual amenity of the area. The Campus contains a variety of size and scale of infrastructure associated with the hospital . It is considered that the proposals do not give rise to significant visual impacts.

Siting - The proposed structures would be located in a position with the least visually obtrusive impact. The siting of the development would be appropriately related to the setting of the Hospital and buildings contained within the Campus. It is noted that the provision of the ASHP at the Clinical Services Building will require the relocation of existing cycle parking facilities. An appropriately worded condition is proposed that details of where they are to be relocated is submitted and approved to the Council.

Noise - The submitted acoustic assessment has been related to calculated noise levels at the nearest / most exposed noise sensitive receptor properties. The report demonstrates that the development would not exceed the proposed external noise limit criteria for the project. It is not considered that the proposals would give rise to unacceptable noise impacts on the nearest

residential occupiers or users of buildings nearby. These findings have been accepted by the Councils Environmental Health officers.

Carbon reduction - The scheme would respond to an identified need to reduce carbon emissions by enabling low and zero carbon development in the area. The installation is indicated as achieving a significant carbon reduction over the present operational position. The development is therefore considered to be acceptable.

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

The application has been determined in a positive and proactive manner. No concerns or issues have arisen and a decision has been issued within statutory deadlines.

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:

35965-CBS-SW-XX-DR-M-4103 Rev PA2 CLINICAL SCIENCE BUILDING HEAT PUMP PLANNING DRAWING

35965-CBS-SW-XX-DR-M-4102 Rev PA2 HEART CENTER BUILDING HEAT PUMP PLANNING DRAWING

35965-CBS-SW-XX-DR-M-4101 Rev PA2 CLINICAL SCIENCE & HEART CENTER PLANNING DRAWING

All as received by the City Council as local planning authority on the 27th October September 2021

Wythenshawe Hospital, Proposed ASHP Noise Impact Assessment Client: Centrica Business Solutions Project Number: 1102021 Date: 30/09/2021 prepared by JPM Acoustics as received by the City Council as local planning authority on the 30th September 2021

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) Within one month of the commencement of development the details of where relocated cycle parking facilities at the Clinical Sciences Building are to be sited shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure existing cycle parking facilities are reprovided on site to ensure that sustainable means of travel to the site remain in place pursuant to Core Strategy policies DM1 and T1.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Appendix 2 – Planning constraints

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

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

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

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 45M

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH