

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130887/FO/2021

Date registered valid: 11 August 2021

Proposal: Installation of 3 Air Source Heat Pumps, on a concrete plinth, surrounded by an acoustic fence, and erection of a new single storey plant room and associated works

Address: East Manchester Leisure Centre , 189 Grey Mare Lane, Manchester, M11 3ND

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Dipak Shah Ameresco Limited 3rd Floor, 14-16 Dowgate Hill, London, EC4R 2SU

Agent (if any): Mr David Tye Paul Butler Associates Ltd 31 Blackfriars Road, Salford, M3 7AQ

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 21 January 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 20 December 2021

Expired: 10 January 2022

Neighbour notifications

Printed: 20 December 2021

Expired: 3 January 2022

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

This application relates to the East Manchester Leisure Centre, which is located on Grey Mare Lane in Beswick, part of a busy orbital route that links north and east Manchester. The premises contain a variety of facilities, including, gym, fitness and swimming pools. The facility is part of a collection of community and elite facilities governed by MCRactive, and overseen by Manchester City Council. It is a recently developed contemporary facility accommodating over 3,576 m² of floorspace.

To modernise heating facilities, and energy efficiency at the site, new works are proposed. Initially the proposal comprised of one above ground air source heat pumps (ASHP) alongside a single storey plant room, with a below ground source heat pump. Due to potential conflicts with existing underground infrastructure, and concerns raised by United Utilities, the scheme was revised and the underground works were removed from the scheme. The proposal now comprises of the installation of 3 Air Source Heat Pumps, on a concrete plinth, surrounded by an acoustic fence, and erection of a new single storey plant room and associated works.

The concrete plinth would have a floor area of approximately 9.9 metres x 10.5 metres. The ASHP's would be approximately 1.33 metres high and a timber fence, approximately 2metres high would completely surround the plinth and ASHP's.

The single storey plant room would have dimensions of 6 metres x 3 metres with a height of approximately 3 metres. The structure would be finished in merlin grey cladding (RAL 18B25).

The works are proposed on an existing grassed area, so no car parking is affected by the proposed works.

The proposal also involves the loss of three trees, but would include the planting of nine additional on the Grey Mare Lane frontage of the site.

Consultations & Notification Responses

Local residents - One response has been received, from the East Manchester Academy. They neither support or object to the application. They note that there is a route taken by pupils at The East Manchester Academy each day and just wish to ensure that it would not be blocked.

Highway Services - Makes the following comments:

Highways have no objections regarding the proposed works at East Manchester Leisure Centre. All works will be contained within the private boundary of the site. It is understood that the proposals would not have an impact on the approved pedestrian/vehicular access, parking, circulation or the external highway network.

Strategic Area and Citywide Support Manager - Makes the following comments:

The following condition is recommended:

Prior to occupation of the development 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

The Environmental Protection Section has read the submitted acoustic report (BDP, Plant Noise Assessment Report, September 2021). The report makes recommendations for acoustic mitigation in section 4.3 and these measures will need to be installed. Part a) of the condition has been complied with so they just require a post completion report to be submitted.

An informative is also proposed in relation to construction hours.

Neighbourhood Officer (trees) -No comments received.

United Utilities - Raised concerns about the original proposal, due to the provision of an underground heat pump, but this has now been removed from the scheme, and the applicant has confirmed that the proposed development now has no underground impacts and no potential to conflict with UU infrastructure.

Issues

National Planning Policy Framework (July 2021) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. paragraph 127).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City 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.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

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.

Policy EN1 relates to design principles and strategic character areas and states that all development in Manchester will be expected to follow the seven principles of urban design listed below:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed

guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Saved policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources, which are effectively outside planning control.

Saved policy E3.3 relates to sites along radial routes, which includes Ashton New Road, and seeks to ensure that all new development, along these routes, is of the highest quality.

Principle of development - The driver for this project is maximising long term energy savings for the site and the project involves the introduction of 3 Air Source Heat Pump's at the site, and associated works, at the site, in order to achieve this. The proposal therefore would represent an energy efficiency upgrade, which aligns with Council objectives. The proposed development is therefore considered to be acceptable in principle.

Visual impact of works - The proposed plant room would be 3 metres high, which is considerably smaller than the existing building. It would also be seen against the backdrop of the building, and would be constructed in merlin grey cladding, which is not dissimilar to existing materials used on the building. It is not therefore considered that there would be significant visual differences, compared to the existing situation. The ASHP's would be behind a timber acoustic fence, which is 2 metres high. Such a structure could therefore be built under permitted development allowances. It would provide visual, screening of the ASHP's, as well as acoustic benefits, and would also be seen against the backdrop of the taller main building. Similarly, it is not therefore considered that the proposed fence would have a harmful visual impact upon the locality. In addition, there is significant new tree planting proposed around the site boundary, which would provide additional screening of the works. Overall the visual impact of the proposed development is therefore considered to be minimal.

Residential amenity/noise - There is the potential for some noise from the proposed units, but the applicant has identified noise reduction measures, including the provision of an acoustic fence, which meet the requirements of Environmental Health, subject to the indicated measures being implemented as part of the development. It is proposed that a condition be attached to any approval to ensure that the indicated measures are fully implemented , and to require that prior to first use of the development a verification report be submitted and approved to validate that the work undertaken throughout the development conform to the recommendations and requirements in the Plant Noise Assessment Report dated December 2021

(ref:P3001965/(REP)U004 rev B). Furthermore, that post completion testing shall be undertaken to confirm that the noise criteria have been met, and shall form part of the verification report, and that 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.

Car parking/pedestrian access - No car parking or pedestrian/access routes are affected by this proposal and Highways Services have no objections to the proposal. In terms of the comments from the East Manchester Academy, the route taken by pupils each day would not therefore be blocked.

Trees – The proposed development would necessitate the removal of three trees. These trees were planted as part of the landscaping scheme in association with the development of the academy in 2015. It is acknowledged that the replacement tree planting for those trees to be lost would be on a 3 to 1 ratio, leading to the planting of nine trees. Given the replacement

planting, and the age of the trees to be removed, it is considered that the approach being taken is acceptable in this instance .

Change from original scheme - Given the concerns of United Utilities, the original scheme was not possible to implement, but the scheme was amended to remove the below ground heat pump and the applicant has confirmed that the proposed development now has no underground impacts and no potential to conflict with UU infrastructure.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Discussions have taken place with the applicant through the course of the application, particularly in respect of the original proposal and United Utilities comments. The current proposal is considered to be acceptable and therefore determined within a timely manner.

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:

Quadcore architectural wall panel (AWP) range data sheet and Insulated Panels colour and coatings document, stamped as received by the City Council, as Local Planning Authority, on 28 June 2021

Email from David Tye, dated 4 November 2021, which confirms that the proposed development has no underground impacts and no potential to conflict with UU infrastructure

Arboricultural Impact Assessment dated November 2021, stamped as received by the City Council, as Local Planning Authority, on 23 November 2021

Drawings numbered UG_1266_LAN_SL_DRW_01 rev P03 and UG_1266_LAN_SL_DRW_02 rev P01, stamped as received by the City Council, as Local Planning Authority, on 29 November 2021

Drawings numbered EP2012e-ENR-SK-M-00-01 and EP2012e-ENR-SK-M-00-02, stamped as received by the City Council, as Local Planning Authority, on 13 December 2021

Carrier air to water heat pump specification document (ref:61AF 105B), stamped as received by the City Council, as Local Planning Authority, on 14 December 2021

Plant Noise Assessment Report dated December 2021 (ref:P3001965/(REP)U004 rev B)
Generic Acoustic Package Type AA303 for Carrier 3orbs Series chiller document
Allaway Acoustics important notes for chiller package calculations document, standard terms applicable to chiller package quotations document and chiller package type AA303 typical arrangement (small plant) document
All stamped as received by the City Council, as Local Planning Authority, on 17 December 2021

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy.

3) Prior to first use of the development 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 Plant Noise Assessment Report dated December 2021 (ref:P3001965/(REP)U004 rev B) and stamped as received by the City Council, as Local Planning Authority, on 17 December 2021. 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.

4) The approved landscaping/tree planting works scheme indicated on drawings numbered UG_1266_LAN_SL_DRW_01 rev P03 and UG_1266_LAN_SL_DRW_02 rev P01, stamped as received by the City Council, as Local Planning Authority, on 29 November 2021, shall be implemented not later than 12 months from the date the development first becomes operational. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

5) Notwithstanding the colouration of the cladding on the application forms, the plant room hereby approved shall be constructed in merlin grey kingspan cladding in accordance with the content of the email from the applicant dated 21st January 2022.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Informatives

1) Construction/demolition works shall be confined to the following hours:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

2) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicenses@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Neighbourhood Team Leader (Arboriculture)
Environmental Health
Highway Services

East Manchester Academy, Grey Mare Lane, Manchester, M11 3DS
84 Bosworth Street, Manchester, M11 3AW
86 Bosworth Street, Manchester, M11 3AW
216 Grey Mare Lane, Manchester, M11 3AJ
220 Grey Mare Lane, Manchester, M11 3AJ
Police Station, Grey Mare Lane, Manchester, M11 3AZ
Bungalow Annex, 187 Grey Mare Lane, Manchester, M11 3ND
St Brigids RC Primary School, Grey Mare Lane, Manchester, M11 3DR
10 - 18 Chaddesley Walk, Manchester, M11 3SW
4 Windcroft Close, Manchester, M11 3SN
2 Windcroft Close, Manchester, M11 3SN
Beswick Library, 60 Grey Mare Lane, Manchester, M11 3DS
Market Adjacent 185, Grey Mare Lane, Manchester, M11 3DQ
214 Grey Mare Lane, Manchester, M11 3AJ
218 Grey Mare Lane, Manchester, M11 3AJ

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 Zone - All Exceeding 90M
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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH2