

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131551/FO/2021
Date registered valid:	1 September 2021
Proposal:	Installation of two air sourced heat pumps, one water sourced heat pump, two thermal stores, one GRP enclosure and associated pipe work, cabling and support systems.
Address:	Christie Hospital, 550 Wilmslow Road, Manchester, M20 4BX
Ward(s):	Withington Ward
Applicant:	Stuart Keen, The Christie NHS Foundation Trust, 550 Wilmslow Road, Manchester, M20 4BX
Agent (if any):	Miss Helen Brindle, Vital Energi Solutions Limited, Century House, Roman Road, Blackburn, BB1 2LD
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	21/10/2021

Application details

Type of application: Full Application Consent

Development type: Minor Industry

Date of site visit: n/a

Standard consultations:

Printed: 9 September 2021

Expired: 30 September 2021

Neighbour notifications

Printed: 9 September 2021

Expired: 30 September 2021

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/area

Christie Hospital Campus, located between Palatine Road and Wilmslow Road.

Listed building: no

Conservation area: no

Tree Preservation Order: no

Description of development

Installation of two air sourced heat pumps, one water sourced heat pump, two thermal stores, one GRP enclosure and associated pipe work, cabling and support systems of rooftop of building marked by the white star:



Consultations & Notification Responses

Local Residents – A joint letter has been received from five households on Tatton View, the comments are summarised below:

- Whilst we are generally supportive of this type of green energy installation, as close neighbours we are concerned about the increasing impact of the ongoing overall development of the Christie site in relation to noise pollution and nuisance.
- The hospital is a 24hr / 365days a year operation, and there is never any respite from the noise generated on that site. For a number of years we have been subjected to ever increasing levels of background noise from the air handling plant installed on several of

their recent buildings. To highlight just two of these, the ventilation plant on the roof of the relatively recent building on Palatine Road emits an irritatingly audible hum 24 hours a day, and the plant on the small (originally temporary) building on Wilmslow Road, next to the shops, is also very noisy. That particular one also appears to be quite unreliable, and has made much more noise than usual for days (and nights) at a time on several occasions, until it is attended to.

- We note that the current application includes a noise impact assessment. This appears to show that taken in isolation the proposed development will meet the current noise requirements at our
- properties. That does not mean that it will not generate additional noise – only that the additional noise will not be greater than the existing background noise when taken in isolation. However, in reality, the additional noise will be added to the existing noise levels, so the overall situation will of course be worse than before the new installation was added.
- It does not seem right that every successive development on the Christie site is considered in isolation against the ever-increasing background noise levels created within the rest of the site.
- Whilst each individual project may well be within the permitted planning tolerances, the cumulative effect of the increasing number of installations will clearly continue to cause the overall noise levels to rise as more and more development takes place, and this does not appear to be taken in to account at all.
- The huge building currently under construction on Wilmslow Road will also presumably need some very large air handling plant, and we remain extremely concerned about the additional impact that may have on our ability to continue to live here in reasonable peace and quiet.
- In short, every new piece of development on the Christie site leaves it permanently and constantly noisier than it was before. There has to be a limit on the overall level of noise that is considered acceptable.

Withington Civic Society – No comments received.

MCC Flood Risk Management – Suggests the imposition of a flood risk condition.

Environmental Health – Suggests the imposition of a noise insulation condition. The applicant has submitted, with the application, an acoustic report which provides the noise limits for the equipment to be installed. It has demonstrated that the noise levels required by the suggested noise insulation condition can be achieved at the nearest residential property.

Issues

Principle of the Proposal – The introduction of greener sources of energy to the hospital complex is welcomed. Notwithstanding this, the potential impact on local residents must be assessed to determine the likely impact on existing levels of residential amenity.

Residential Amenity – Environmental Health have confirmed that the proposed insulation scheme would ensure that the proposed condition would be complied with. Given this, it is not considered that the proposed heat pumps would have a detrimental impact on the levels of residential amenity enjoyed by the residents of Tatton View.

The concerns of local residents are noted in respect of the existing background noise associated with the hospital. However, each application must be determined on its own merits and given Environmental Health have not raised any concerns regarding the impact on local residents it is not considered that the impact from noise would be sufficient reason to warrant refusal.

Design and Siting – The design and siting of the heat and water pumps and associated equipment is considered acceptable.

Visual Impact – Given its location, the proposal would not have a detrimental impact upon the existing levels of visual amenity enjoyed within the vicinity of the hospital.

Flood Risk – As the equipment is to be located on the roof of an existing building it is not considered reasonable to impose a flood risk condition.

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 to resolve any problems arising in relation to 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:

- a) System 80 200 Housed (CHP) Installation Drawing, Rev A, stamped as received on 1 September 2021.
- b) Drawing no. 2055-581 Rev A, stamped as received on 1 September 2021.
- c) Drawing no. VI 21 CHR PID 008 Rev 04, stamped as received on 1 September 2021.
- d) Drawing nos. V1 21 CHR LAY 010 Rev 04, stamped as received on 1 September 2021.
- e) Drawing nos. VI 21 CHR LAY 012 Rev 01 to 015 Rev 01, stamped as received on 1 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) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

b) 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 nonconformity 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 Saved UDP Policy DC26 and Policy DM1 in the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Withington Civic Society
Environmental Health
MCC Flood Risk Management

2 Tatton View, Manchester, M20 4BU
Photopheresis Unit, Christie Hospital Nhs Trust, 550 Wilmslow Road, Manchester, M20 4BX
LOC At The Christie, 550 Wilmslow Road, Manchester, M20 4BX
20 Tatton Grove, Manchester, M20 4BP
6 Tatton View, Manchester, M20 4BU
16 Tatton View, Manchester, M20 4BU
14 Tatton View, Manchester, M20 4BU
10 Tatton View, Manchester, M20 4BU
4 Tatton View, Manchester, M20 4BU
Flat Above, 534 Wilmslow Road, Manchester, M20 4BY
Top Flat, 540 Wilmslow Road, Manchester, M20 4BY
536 Wilmslow Road, Manchester, M20 4BY
534 Wilmslow Road, Manchester, M20 4BY
10 Tatton Grove, Manchester, M20 4BP
538 Wilmslow Road, Manchester, M20 4BY
12 Tatton View, Manchester, M20 4BU
540 Wilmslow Road, Manchester, M20 4BY
542 Wilmslow Road, Manchester, M20 4BY
8 Tatton Grove, Manchester, M20 4BP
6 Tatton Grove, Manchester, M20 4BP
8 Tatton View, Manchester, M20 4BU

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH