

Planning

Growth & Development

Delegated officer report for planning application

Application no.	130886/FO/2021
Date registered valid:	20 July 2021
Proposal:	Installation of Air Source Heat Pump within existing external compound
Address:	The Forum Centre, Simonsway, Manchester, M22 5RX
Ward(s):	Woodhouse Park 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:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	8/9/21

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:

Printed: 23 July 2021 Expired: 13 August 2021

Neighbour notifications

Printed: 23 July 2021 Expired: 13 August 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

The Wythenshawe Forum is a multi-use/multipurpose building which was built in the early 1970's which provides a range of services to the residents of Wythenshawe. The building was fully refurbished in 2003 with new heating, lighting and extra external cladding. The three-storey facility is constructed in concrete frame, brickwork, external cladding and metal roof. The building houses a Wet Leisure Centre including 2 swimming pools, Library, Nursery, Café, Adult Education Centre (MAES), Job Centre+ along with some small retail units. The site lies within the designated boundary of Wythenshawe District Centre.

Listed building: no
Conservation area: no
Tree Preservation Order: no

Description of development

Installation of Air Source Heat Pump within existing external compound, with associated works consisting of acoustic fencing and pipework.

Consultations & Notification Responses

Local Residents/Businesses – No comments received.

Environmental Health – Suggests the imposition requiring the applicant to submit a verification report to confirm that the proposed acoustic insulation has been successful.

Policies

The National Planning Policy Framework – The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date.

Core Strategy Development Plan Document – 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.

Policy SP1, *Spatial Principles* – 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 and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to the following 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, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Design for health.
- Flood risk and drainage.

Saved UDP Policy DC26, “Development and Noise” – DC26.1 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.

DC26.2 New noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

Issues

Principle of the Proposal – The introduction of greener energy producing technologies is considered acceptable in principle. Notwithstanding this, consideration must be given to any potential impact on existing levels of residential/visual amenity, as well as pedestrian and highway safety.

Design and Siting – Both the design and siting of the proposed development are considered acceptable.

Visual Amenity – The proposed unit would be sited within an existing external compound and screened further by an acoustic fence. Given this, it is not considered that its siting in this location would have a detrimental impact upon the existing levels of visual amenity enjoyed within the vicinity of the site. The installation of the associated pipework is also considered acceptable and would not be detrimental to existing levels of visual amenity.

Residential Amenity – It is considered the proposed acoustic screen will help reduce any impact resulting from the unit. Given this and the distance to the nearest dwellinghouses, it is not considered that the proposal would have a detrimental impact on existing residential amenity levels.

Pedestrian and Highway Safety – The proposal would not reduce the levels of pedestrian and highway safety enjoyed within the vicinity of The Forum.

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 matters 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) Site location plan, stamped as received on 20 July 2021.
- b) General Arrangement drawing, stamped as received on 28 June 2021.
- c) ASHP SYSTEM GA drawing, stamped as received on 20 July 2021.
- d) ASHP ENCLOSURE GA drawing, stamped as received on 20 July 2021.

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

3) Within two months of the first operation of the development 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 Plant Noise Assessment Report by BDP Acoustics (Section 4.3). 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 in the Manchester Core Strategy and Saved UDP Policy DC26.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Wythenshawe Police Station, Simonsway, Manchester, M22 5HF
Wythenshawe Interchange, 31 Poundswick Lane, Manchester, M22 9PQ
1A Cornfield Drive, Manchester, M22 9QX
39 Summerfield Road, Manchester, M22 1AE
Forum Health, Simonsway, Manchester, M22 5RX
Wythenshawe Forum Library, The Forum Centre, Forum Square, Manchester, M22 5RX
The Forum Centre, Forum Square, Manchester, M22 5RX
1 Rusland Walk, Manchester, M22 1AB
37 Summerfield Road, Manchester, M22 1AE
Pharmacy, The Forum Centre, Forum Square, Manchester, M22 5RX
51 Summerfield Road, Manchester, M22 1AE
2A Cornfield Drive, Manchester, M22 9QX
Brotherton House, Cornfield Drive, Manchester, M22 9QE
Wythenshawe Forum Nursery, The Forum Centre, Forum Square, Manchester, M22 5RX
Wythenshawe Forum Futures, The Forum Centre, Forum Square, Manchester, M22 5RX
6 Tenterden Walk, Manchester, M22 9QD
12 Tenterden Walk, Manchester, M22 9QD
18 Tenterden Walk, Manchester, M22 9QD
50 Longlevens Road, Manchester, M22 1AX
43 Summerfield Road, Manchester, M22 1AE
49 Summerfield Road, Manchester, M22 1AE
Job Centre, The Forum Centre, Forum Square, Manchester, M22 5RX
33 Poundswick Lane, Manchester, M22 9PQ
48 Longlevens Road, Manchester, M22 1AX
3 Rusland Walk, Manchester, M22 1AB
35 Summerfield Road, Manchester, M22 1AE
47 Summerfield Road, Manchester, M22 1AE
41 Summerfield Road, Manchester, M22 1AE
45 Summerfield Road, Manchester, M22 1AE
36 Longlevens Road, Manchester, M22 1AX
40 Longlevens Road, Manchester, M22 1AX
38 Longlevens Road, Manchester, M22 1AX
44 Longlevens Road, Manchester, M22 1AX
42 Longlevens Road, Manchester, M22 1AX
2 Avening Walk, Manchester, M22 1BX
3 Avening Walk, Manchester, M22 1BX
4 Avening Walk, Manchester, M22 1BX
1 Avening Walk, Manchester, M22 1BX
21 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
20 Tenterden Walk, Manchester, M22 9QD
16 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
14 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
7 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
17 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
24 Tenterden Walk, Manchester, M22 9QD
23 Frank Price Court, Cornfield Drive, Manchester, M22 9QX

8 Tenterden Walk, Manchester, M22 9QD
24 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
5 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
20 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
6 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
3 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
1 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
14 Tenterden Walk, Manchester, M22 9QD
4 Tenterden Walk, Manchester, M22 9QD
19 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
2 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
30 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
2 Tenterden Walk, Manchester, M22 9QD
28 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
29 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
26 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
12 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
10 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
8 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
4 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
10 Tenterden Walk, Manchester, M22 9QD
27 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
22 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
25 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
15 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
18 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
9 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
11 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
13 Frank Price Court, Cornfield Drive, Manchester, M22 9QX
22 Tenterden Walk, Manchester, M22 9QD
16 Tenterden Walk, Manchester, M22 9QD
46 Longlevens Road, Manchester, M22 1AX

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 15M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH