MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131571/VO/2021
Date registered valid:	6 September 2021
Proposal:	CITY COUNCIL DEVELOPMENT for energy conservation works including photovoltaic panels to the roof, battery storage room to ground floor and air source heat pump compound to the rear of the centre as well as the installation of new main entrance lobby to improve accessibility and wayfinding.
Address:	Manchester Aquatics Centre , 2 Booth Street East, Manchester, M13 9SS
Ward(s):	Hulme Ward
Applicant:	Mr. Barney Harle Manchester City Council Capital Programmes And Procurement, Corporate Core Directorate, PO Box 532, Town Hall, M60 2LA
Agent (if any):	Mr. David Spoors Pozzoni Architecture Limited Woodville House, 2 Woodville Road, Altrincham, WA14 2FH
Case officer:	Eve Woolstencroft Tel: 0161 234 4533 Email: eve.woolstencroft@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	29 October 2021

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit:

Standard consultations:
Printed: 15 September 2021 Expired: 6 October 2021

Neighbour notifications
Printed: 15 September 2021 Expired: 6 October 2021

Site notice
Posted: Expired:

Press advert
Published: 21 September 2021 Expired: 12 October 2021

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

Manchester Aquatics Centre was built for the 2002 Commonwealth Games. The centre has been opened for around 20 years and has been very well received.

Currently, the facilities available to the public and professionals are a 50m swimming pool, diving pool, training pool, 3 gyms including strength gym, cardio gym and a performance gym, health suite including sauna and steam rooms, studio with an extensive class programme, cafe and leisure pool.

The site is bound to the West by Oxford Road, to the South by Booth Street East and to the East by the newly constructed Manchester Engineering Campus Development (MECD). To the North, the Aquatics Centre parking area is accessed from Boundary St E.
The Aquatics Centre is located close to the University of Manchester (UoM) and the Manchester Metropolitan University (MMU), with frequent bus links and a cycle lane via Oxford Street.

Description of Development

The submitted application seeks planning permission for a City Council Development for energy conservation works including photovoltaic panels to the roof, battery storage room to ground floor and air source heat pump compound to the rear of the centre as well as the installation of new main entrance lobby to improve accessibility and wayfinding.

Consultations & Notification Responses

Local residents and businesses were notified however no responses were received.

Highways - recommendation of a Construction Management condition.

Environmental Health - Recommendation of conditions to ensure the development is carried out in accordance with the mitigation measures set out in the acoustic report and that a validation report is submitted prior to the first use of the equipment to confirm that the noise criteria have been met.

Flood Risk Management - The drainage for the site can be approved with the following recommendation: The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

Design for Security at Greater Manchester Police - Recommendation of a number of security measures which have been incorporated into the scheme.

Policy

The NPPF (2021)- The National Planning Policy Framework sets out government's planning policies for England and how these are expected to be applied. Relevant sections include the following:

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality 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 124).

Section 14. Meeting the challenge of climate change, flooding and coastal change 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. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

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 -
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.
Issues

Noise and Residential Amenity
An acoustic assessment has been submitted which has subsequently been received by Environmental Health Officer. Environmental Health officers have concluded that the proposed acoustic mitigation scheme outlined within the report is sufficient and there would be no

negligible noise impacts to the nearest noise sensitive receptors development is therefore in accordance with saved UDP policy DC1.
There are commercial properties and The Church of Jesus Christ of Latter-day Saints to the north-west, however the surrounding area is predominantly university buildings. The nearest residential buildings are over 180m away to the west, the proposed installations are therefore not considered to have any significant impacts on residential amenity.

Visual Amenity
The proposal includes the refurbishment of the entrance and the erection of a plant enclosure. The existing building is of a modern design and construction and has a selection of materials, red stone, glazed & opaque panels, curtain wall framing and louvres that are prominent to the external elevations.

The entrance lobby is proposed to match the existing curtain walling framing system and repeating louvre feature, to the right-hand side, will tie in with the existing facade. It is considered that the reconfiguration of the entrance would improve the appearance of the building.

The proposed plant for the Air Source Heat Pumps would be surrounded by an enclosure on the Northern elevation which would reduce the visual impact. The plant would be clad in black painted timber and a condition will be added to ensure all materials on external elevations are submitted prior to above ground works.

Access
Appropriately sized doors & circulation spaces are used throughout the proposal for ease of access and to meet the current design standards. Circulation routes have also been optimized to offer simple and legible wayfinding. In addition to evenly distributed stair cores and 2 Lifts, an additional platform lift is proposed to enable access between basement and ground floors for all building users.
Reorganised layouts will include 2no. Changing Places Changing Rooms which will increase access of the facilities to all.

Reconfigured entrance lobby will emphasise access points and aid wayfinding for building users and visitors. Increased reception area and entrance points will improve the entrance and exit circulation eliminating queuing outdoors and therefore, improving building users comfort.

The completed works will continue to provide the current level of accessible parking spaces.

Carbon Reduction and Sustainability
The proposal include the following:

-Air source heat pump to the rear of the building (1)
-Solar photovoltaic (PV) panels to the roof (2)
-Battery storage to the ground floor
-Metering and Monitoring

Renewable energy technology such as PV panels captures the sun's energy and generates electricity; the use of this system allows the building to reduce its reliance on the grid.

The proposed battery room is built to store any excess of solar electricity generated and is not required at the time. Captured electricity that is stored in battery room will be available for use when needed and any excess will be exported.

An Air-Source Heat Pump (ASHP) positioned to the rear of the building (1) will allow for more energy-efficient heating and cooling.

An upgraded building management system will allow MCC to monitor and manage newly installed equipment and energy consumption.

The proposal is therefore in accordance with Core Strategy Policy EN4 which seeks to mitigate the impacts of climate change by reducing Co2 emissions.

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 polices 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 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:

Received by the City Council as Local Planning Authority on 06 September 2021:

Drawings referenced:

MACR- PAL- Z0- RL- DR- A- 02004
MACR- PAL- Z0- ZZ- DR- A- 03000
MACR- PAL- Z0- ZZ- DR- A- 03001

MACR- PAL- Z0- 00- DR- A- 01111
MACR- PAL- Z0- 01- DR- A- 01112
MACR- PAL- Z0- 02- DR- A- 01113
MACR- PAL- Z0- B1- DR- A- 01110
MACR- PAL- Z0- RL- DR- A- 01114
MACR- PAL- Z0- ZZ- DR- A- 01300
MACR- PAL- Z0- ZZ- DR- A- 01301
MACR- PAL- Z0- ZZ- DR- A- 01025
MACR- PAL- Z0- XX- VS- A- SK022
MACR- PAL- Z0- ZZ- DR- A- 01050

- External Logistics Plan
- Internal Phasing
-Design & Access Statement

Received by the CIty Council as Local Planning Authority on 12 October 2021

-Noise Survey & Plant Noise Assessment Report ref 27112/NIA1 dated 11 October 2021 prepared by Hann Tucker Associates
-Drawings referenced MACR- PAL- Z0- ZZ- DR- A- 03000, MACR- PAL- Z0- ZZ- DR- A- 03001 and MAC-TAC-01-GF-DR-E-6801 Rev P05

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) Prior to any above ground works, samples of the external materials to be used for the construction of the entrance and external plant room hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be constructed only using the approved materials.

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, pursuant to policy DM1 of Manchester's Core Strategy.

4) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to for approval in writing by the local planning authority, which for the avoidance of doubt should include:

-Commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.
-A dilapidation survey which should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

5) a) The premises shall be acoustically insulated and treated in accordance with the recommendations in the 'Environmental Noise Survey Report ref. 27112/NIA1 dated 11 October

2021 prepared by Hann Tucker associates received by the City Council as Local Planning Authority on 12 October 2021. The measures shall be implemented in full prior to first use of the development.

b) Prior to first use of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policy DM1 of the Manchester Core Strategy and saved policy DC26.1 of the Unitary Development Plan for the City of Manchester.

6) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the recommendations in the 'Noise Survey & Plant Noise Assessment Report ref. 27112/NIA1 dated 11 October 2021 prepared by Hann Tucker associates received by the City Council as Local Planning Authority on 12 October 2021. The measures shall be implemented in full prior to first use of the development.

b) Prior to first use of the equipment, 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.

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.

Informatives

1) 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.

2) The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit

James Chadwick Building, Booth Street East, Manchester, M1 7HR
NATIONAL GRAPHENE INSTITUTE, Booth Street East, Manchester, M13 9SS
St Peters House, Oxford Road, Manchester, M13 9GH
149 Oxford Road, Manchester, M13 9RU
149 - 153 Oxford Road, Manchester, M1 7EE
153 Oxford Road, Manchester, M1 7EE
Basement, 149 - 153 Oxford Road, Manchester, M1 7EE
First Floor, 149 - 153 Oxford Road, Manchester, M13 9RU
Second Floor, 149 - 153 Oxford Road, Manchester, M1 7EE
Dominoes Pizza, 126 York Street, Ardwick, Manchester, M1 7XN
131 Grosvenor Street, Manchester, M1 7HE
Graduate Prospects, Prospects House, Booth Street East, Manchester, M13 9EP
Prospects House, Booth Street East, Manchester, M13 9EP
Manchester Metropolitan University Humanities Building, Rosamond Street West, Manchester, M15 6LL
Manchester School Of Management, Booth Street East, Manchester, M13 9SS
Manchester Deaf Centre, Oxford Road, Manchester, M13 9GH
Ground Floor And First Floor, The Deaf Institute, 135 Grosvenor Street, Manchester, M1 7HE
Educational Institute, 136 York Street, Ardwick, Manchester, M1 7XN
135 Grosvenor Street, Manchester, M1 7HE
Flat 17, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 16, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 15, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 14, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 13, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 12, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 11, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 10, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 9, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 8, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 7, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 6, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 5, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 4, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 3, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 2, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 1, 126 York Street, Ardwick, Manchester, M1 7XN
The Footage, Grosvenor Street, Manchester, M1 7DZ
133 Grosvenor Street, Manchester, M1 7HE
Odd Fellows Hall, 97 Grosvenor Street, Manchester, M1 7HF
Royal Northern College Of Music, 124 Oxford Road, Manchester, M13 9RD
133A Grosvenor Street, Manchester, M1 7HE

Appendix 2 – Planning constraints

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(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CITY1