

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130892/FO/2021

Date registered valid: 5 July 2021

Proposal: Proposed siting of storage container to contain battery storage facility together with installation of acoustic fence

Address: Hough End Leisure Centre, 480 Princess Road, Manchester, M20 1HD

Ward(s): Chorlton 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: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **21.10.2021**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 22.07.2021

Standard consultations:

Printed: 12 July 2021 Expired: 2 August 2021

Neighbour notifications

Printed: 12 July 2021 Expired: 2 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The Hough End Leisure Centre is located off Princess Road. The facilities provided by the centre are accommodated in a recently constructed building (2015). The building has a steel frame, double glazed windows, cladding and a flat roof. The Leisure Centre attracts visitors to a wide variety of facilities including 2 pools, a sauna and steam room, a large gym & studio as well as 2 squash courts and a foyer seating area. The building is open 7 days a week.

Description of development

The proposals relate to the siting of a container to contain a battery storage system as a wider project to maximise long term carbon savings for the site. The proposals involves retrofitting a system to complement and support the solar panel installation at the Hough End Leisure Centre. The solar PV at the building is proposed to be supported by utilizing more of the generated energy on-site.

It is not practicable to locate the proposals internally within the existing plantroom and a position external to the building but close to the existing plantroom has been selected. The proposed 10ft container will have an energy output of 100kVA/257kWh.

The proposed container would be green in colour and be 2.5m in height, 2.4m in width and 2.9 m in width, and would be sited approximately 7m to the north of the main Leisure Centre on an

area of rough land located behind car parking associated with the Leisure Centre. In addition to the container a 2.8m high acoustic fence is to be installed to two sides of the container as a noise barrier to the internally sited equipment and protect amenity of noise sensitive receptors.



Application site approximately edged red with the Leisure Centre to the left

Consultations & Notification Responses

Nearby residents were notified of the proposals one comment was received in support of the proposals.

This development would appear to offer positive environmental benefits whilst having minimal impact on the visual environment. As the address is a destination with a car park, consideration should be given to the future opportunity presented by battery storage - specifically charging for electric vehicles (EV) from said battery storage. The application should ideally consider whether this is feasible to install at the same time or make provision to integrate the energy storage system into future EV charging points. This is particularly notable given the system will be sited adjacent to parking.

Environmental Health - Requested further noise information from the applicant. Following receipt of an acoustic report together with details of the acoustic barrier to be installed EH are satisfied with the proposal save for a post completion report to ensure the installation complies with the conclusions of the acoustic report.

Policy

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In the case of Manchester City Council the adopted development plan consists of the Core Strategy (2012) and the saved policies of the Unitary Development Plan (1995). Due consideration in the determination of the application will also

need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Core Strategy (2012)

The policies of the Core Strategy which are considered relevant to the scheme are outlined in the following section. The Manchester Core Strategy recognises that climate change and its impact on the environment both urban and natural is one of the most significant challenges facing Manchester. The Core Strategy advises that it is essential that the way in which Manchester develops over the plan period and beyond is set within the context of mitigating the impacts of climate change and adapting to its effects on the local environment. The document recognises that this challenge affects all areas of the City.

The Core Strategy makes several references to climate change which is a thread throughout the document and additionally sets out specific policies aimed at increasing local decentralised energy and reducing carbon emissions and the impacts of climate change:

Spatial Objective SO6: 'Environment' seeks to protect and enhance the natural and built environment of the city, ensure the sustainable use of natural resources, and secure a high standard of design in all development proposals.

Policy EN 4: 'Reducing CO2 Emissions by Enabling Low and Zero Carbon Development' notes 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 including:

- Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.
- Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings.
- Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing/potential decentralised energy schemes.

Policy EN 5: 'Strategic Areas for low and zero carbon decentralised energy infrastructure' advises that within Manchester it is considered that strategic areas will have a major role to play in achieving an increase in the level of decentralised, low and zero carbon energy supplies. Identified strategic priority areas include:

- The Regional Centre (which also includes the Oxford Road Corridor and Eastlands);
- District Centres and associated major development sites;
- Airport Strategic Sites;
- Strategic housing locations; and
- Strategic employment locations.

Policy DM1: 'Development Management' sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas and effects on amenity.

Saved Policies of the Unitary Development Plan (UDP) for the city of Manchester (adopted 1995)

The UDP was superseded by the Core Strategy, however, a number of UDP policies have been 'saved'. An extant policy contained within the UDP which is relevant to the proposed scheme is: Policy DC26.1: 'Development and Noise' states that the Council will 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 the effect of new development proposals which are likely to be generators of noise.

Issues

The principle of reducing carbon emissions of a building through the installation of infrastructure to support renewable energy is considered to be acceptable. Further consideration of the visual impacts and potential noise generated by the installation are required in this instance.

Visual Amenity - The battery provision is designed into a containerised facility which will be finished in green with a view to blending in with the surrounding area. It is considered that the proposals do not give rise to significant visual impacts. Whilst the container is separate from the building both its size adjacent the larger scale Leisure Centre and boundary landscaping and acoustic fence would reduce any visual impact of the container's location. The timber acoustic fence is not considered to give rise to unacceptable visual impacts. Whilst the fence would be within an open area its timber finish would assist in helping it assimilate in to the wider area.

Noise - The applicants information indicates that the installation would be virtually silent running. Following further investigation it was noted that some of the equipment could produce noise outputs requiring some acoustic attenuation in the form of an acoustic barrier set 1m from the container and 2.8m in height. Given the noise environment of the site adjacent and busy radial route and the distance separation from residential properties (the nearest being 65m to the east) it is not considered that along with the proposed mitigation that the proposals would give rise to unacceptable noise impacts on the nearest residential occupiers.

Carbon reduction - The scheme would assist in meeting an identified need for reducing CO2 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 can be regarded to be sustainable and compliant with Policy EN4 and EN5 which seek to reduce CO2 emissions by enabling low carbon development.

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. Issues that have arisen have been discussed with the applicant's agent.

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:

10850-20-00-ME-DWG-0003 Rev 0, Design and Equipment Specification Hough End Leisure Centre both as received on the 29th June 2021;

Elevation drawing ref 003 REV 002 as received on the 5th July 2021

Plant Noise Assessment Report prepared by BDP dated October 2021

Hough End Acoustic Barrier drawing reference 10850-20-00-PL-DWG-0017 both as received by the City Council on the 18th October 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) Prior to the first use of the equipment hereby approved the acoustic barrier as detailed on the submitted drawings shall be installed and 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 Core Strategy and saved Unitary Development Plan policy DC26.1 .

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Parks & Events
Friends Of Hough End Hall
Parks & Events

569 Princess Road, Manchester, M20 1HA
563 Princess Road, Manchester, M20 1HA
557 Princess Road, Manchester, M20 1HA
567 Princess Road, Manchester, M20 1HA
565 Princess Road, Manchester, M20 1HA
561 Princess Road, Manchester, M20 1HA
559 Princess Road, Manchester, M20 1HA
152 Whitchurch Road, Manchester, M20 1FZ

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
Area Team Boundary - Name: SOUTH