

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130581/FO/2021

Date registered valid: 25 June 2021

Proposal: Installation of replacement plant on roof (comprising 12no condensor units)

Address: 2 Hardman Street, Manchester, M3 3HF

Ward(s): Deansgate Ward

Applicant: Hansainvest Hanseatische Investment-GmbH Kapstadtring 8
Hamburg, 22297, Germany

Agent (if any): Miss Yvette Black JLL Landmark, One Oxford Street, Manchester, M1
4PB

Case officer: Lucy Harrison
Tel: 0161 234 5795
Email: lucy.harrison@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 September 2021

Application details

Type of application: Full Application Consent

Development type: Minor Industry

Date of site visit: 4 August 2021

Standard consultations:

Printed: 23 July 2021 Expired: 13 August 2021

Neighbour notifications

Printed: 23 July 2021 Expired: 13 August 2021

Site notice

Posted: 4 August 2021 Expired: 25 August 2021

Press advert

Published: 3 August 2021 Expired: 24 August 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order:

Description of area

The proposal relates to a seven storey modern office block in Spinningfields bounded by Hardman Street, Little Quay Street, Atkinson Street and Joddrell Street. The site is within Deansgate Conservation Area.

Description of development

The proposal is for the replacement of roof top plant with 12 air conditioning condenser units, which would be set behind the existing 4.5m high plant compound screen.

Consultations & Notification Responses

Publicity – The occupiers of the building and neighbouring properties were notified of the application and a site notice and press advert were displayed. No representations have been received.

Environmental Health - Recommends an acoustic condition.

Issues

The main issues to consider are the impact on noise, visual amenity and whether the proposal would enhance or maintain the character and appearance of the conservation area. The proposal should be considered against the following policies:

The NPPF, in particular sections 12 (Achieving Well Designed Spaces) and 16 (Conserving and Enhancing the Historic Environment);

Policies EN1 (Design Principles and Strategic Character Areas, EN3 (Heritage), CC9 (Design and Heritage) and DM1 (Development Management) of the Core Strategy; and

Saved policies DC26.1 (Development and Noise) and DC18.1 (Conservation Areas) of the Unitary Development Plan for the City of Manchester.

The application is accompanied by an acoustic report, which shows that the plant would minimise the impact on noise and maintain the general background levels. A condition should be attached to verify that this would be the case.

The condenser units would replace existing units and would be located behind a 4.5m high plant screen on the roof top. It is considered therefore that they would not be noticeable and would have an acceptable impact on visual amenity and would maintain the character and appearance of Deansgate Conservation Area.

Given the above, it is considered that the proposal is in accordance with the above policies and should be approved.

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 work with applicants in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with planning applications. The planning officer worked with the applicant in relation to noise impact.

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:

2042-EX-5001 P02 Roof Plant Block & Site Location Plan
2042-RF-5002 P04 Roof Level Proposed Roof Plant
1198-PR-EL-01A Proposed North Elevation to Hardman Street
1198-PR-EL-02A Proposed South Elevation to Atkinson Street
1198-PR-EL-03A Proposed West Elevation to Joddrell Street
1198-PR-EL-04A Proposed East Elevation to Little Quay Street
1198-PR-SE-01A Proposed Section A-A Hardman Street to Atkinson Street
1198-PR-SE-02A Proposed Section A-A Through Roofscape & Plant Compound

Air Conditioning Product Information R2 Series VRF sheets

Plant Sound Assessment Report 0821/PSA1 Revision 1 dated 5 August 2021 by Lighthouse Acoustics.

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 plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the approved Plant Sound Assessment Report 0821/PSA1 Revision 1 dated 5 August 2021 by Lighthouse Acoustics, so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

b) Prior to the development being brought into use, 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 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. Those measures shall be implemented in full before the development is brought into use.

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 policy DC26 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

MEDIACOM NORTH LIMITED, 1 Hardman Street, Manchester, M3 3HF
Unit 4A, Spinningfields Square, Manchester, M3 3AP
Third Floor, 3 Hardman Street, Manchester, M3 3AW
Fourth Floor, 3 Hardman Street, Manchester, M3 3HF
Seventh Floor, 3 Hardman Street, Manchester, M3 3HF
Ninth Floor, 3 Hardman Street, Manchester, M3 3HF
Eighth Floor, 3 Hardman Street, Manchester, M3 3HF
Fourth Floor Office 4A, Vantage Point, Hardman Street, Manchester, M3 3HF
Twelfth Floor, 3 Hardman Street, Manchester, M3 3AU
Sixth Floor, 3 Hardman Street, Manchester, M3 3AT
Second Floor, 3 Hardman Street, Manchester, M3 3AW
DWF, 1 Scott Place, Manchester, M3 3AA
NANDOS CHICKENLAND LTD, Unit 1, 2 Hardman Street, Manchester, M3 3HF
1 Byrom Place, Manchester, M3 3HG
TOWRY SERVICES LIMITED, Third Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Sixth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Fifth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
OZON SOLICITORS LIMITED, Second Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Banyan Bar, Ground Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Seventh Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
GL HEARN LTD, Fourth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
First Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Unit 2B, 2 Hardman Street, Manchester, M3 3HF
Unit 2A, 2 Hardman Street, Manchester, M3 3HF
Eleventh Floor, 3 Hardman Street, Manchester, M3 3AU
Tenth Floor, 3 Hardman Street, Manchester, M3 3HF
1 Spinningfields Square, Manchester, M3 3AP
Ground Floor, 2 Hardman Street, Manchester, M3 3HF
Fourth Floor To Sixth Floor, 2 Hardman Street, Manchester, M3 3HF

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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 Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Deansgate Conservation Area 1985
Area Team Boundary - Name: CITY1