

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130731/FO/2021

Date registered valid: 14 June 2021

Proposal: Installation of an Air Source Heat Pump within existing external plant compound.

Address: Sharp Electronics UK Ltd, Thorp Road, Manchester, M40 5BJ

Ward(s): Miles Platting & Newton Heath 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: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: 2 August 2021

Date of recommendation: Approve

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 15 July 2021

Standard consultations:

Printed: 24 June 2021 Expired: 15 July 2021

Neighbour notifications

Printed: 24 June 2021 Expired: 15 July 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 application site relates to the site of the Sharp Project - a media Centre situated within a building which was formerly an old Sharp TV warehouse and has been converted to house approximately 70 tenanted office units for digital businesses.

This application proposes works to the within an existing, enclosed external plant compound situated within a recess to the northern side of complex which faces onto the neighbouring railway line.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The immediate area is mixed use in character containing a variety of office, warehouse and residential uses. A short distance to the north is a transport interchange and operational railway and Metrolink lines, beyond which is Central Park – a purpose built business park. To the south is the main arterial route of Oldham Road, which links the city centre with the M60 motorway.

Description of development

Planning permission is sought for the installation of an air source heat pump within an existing external plant compound. The system has a thermal output of 150 kWth.

The equipment is to be installed to the exterior of the building, below the supply air grill of the air handling unit and adjacent to existing VRF units. The unit shall be supplied with independent

MID compliant heat output and electrical input meters which are to be interfaced with the building management system for remote monitoring and positioned to enable them to be removed for calibration without impacting any other services except the heat pump.

The proposals forms part of the Public Sector Decarbonisation Scheme (PSDS) whereby Manchester City Council are seeking to decarbonise their heating system by introducing energy efficiency improvements within their facilities. This would support their long-term goals of becoming carbon neutral by 2038 across all areas of their operation.

Background

Greater Manchester has been awarded over £78m in Central Government funding to support energy efficiency upgrades to more than 150 public buildings across the city-region, helping to cut emissions and create new jobs.

The award was the result of a successful bid from Greater Manchester Combined Authority (GMCA) and 14 other partners to the Government's Public Sector Decarbonisation Scheme.

Buildings and organisations across the public estate set to benefit from retrofitting measures include Manchester University NHS Foundation Trust, Greater Manchester Fire and Rescue Service, Transport for Greater Manchester, Greater Manchester Police, the Royal Northern College of Music, the National Cycling Centre, and facilities including leisure centres, schools, and offices.

The measures will include the installation of air source heat pumps for heating, solar panels to generate and create electricity, insulation and LED lighting to improve energy efficiency, and energy monitoring and control systems to ensure these public facilities can accurately measure their energy usage.

The proposed retro-fitting of air source heat pump technology to existing buildings will produce more renewable energy and offer an opportunity to immediately cut emissions.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health - The submitted Plant Noise Assessment Report is accepted. A verification report will be required.

Greater Manchester Police (Design for Security) – It is recommended that any existing CCTV be reviewed to extended cover to the area the plant compound is located, and the existing lighting should also be checked to ensure it is appropriate to cover the area.

Policy

The below policy and guidance is considered relevant to the consideration of this application.

- Saved policy DC26 of the Unitary Development Plan;
- Policies DM1, EN4, EN5 and SP1 of the Manchester Core Strategy;
- National Planning Policy Framework (NPPF).

Issues

Principle

The proposed scheme will meet an identified need for reducing CO₂ emissions by enabling low and zero carbon development in Manchester. The installation will achieve a significant carbon reduction over the present operational position. The proposal is therefore compliant with overarching policy contained within policies EN4 and Policy EN5 of the Core Strategy which seek to reduce CO₂ emissions by enabling low carbon development.

The application site is situated within a suitable and sustainable location, with no known adverse impacts arising from the development that would significantly and demonstrably outweigh its benefit. The proposed development is therefore considered to be comply with the aforementioned policy and guidance.

Visual Amenity

The air source heat pump will be located within an existing, enclosed plant compound, situated to the rear of the host building and out of public view. The visual impact of the plant is considered to be negligible, given that the equipment is not visible from outside of the compound and is situated within the context of existing plant equipment.

Noise Impact

A Noise Assessment is submitted in support of the application to assess the impact of the proposed equipment on the nearest noise sensitive receptors.

Environmental noise measurements have been completed at the nearest / most exposed noise sensitive receptor properties to the proposed ASHP units' location during the night in order to encompass 'worst-case', i.e. quietest, night-time background noise levels for the purposes of determination of plant noise emission criteria, in line with LPA requirements

The assessment concludes that based on calculated noise levels at the nearest / most exposed noise sensitive receptor properties have been compared to the proposed external noise limit criteria for the project and have been found to be significantly lower. The assessment therefore indicates that the proposals relating to the new air source hat pump units at the site will comply with Local Planning Authority (LPA) requirements'.

As such, it is considered that the air source heat pump has been designed to have regard to the surrounding acoustic environment. The amenities of neighbours are not considered to be detrimentally impacted by the development.

In light of the above, the impact of noise on the surrounding environment can be sustained without any significant, negative effects. A condition has been included which requires a verification report to be submitted and approved o validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report also requires post completion testing, to confirm that the relevant noise criteria has been met.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in 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:

Site location plan, drawing referenced 2108/M/S/001/2 and Mitsubishi Electric Datasheet PUZ-M200/250YKA R32, received by the City Council as Local Planning Authority on 14 June 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) The development hereby approved shall be implemented in accordance with the details contained within the submitted Plant Noise Assessment Report by BDP dated June 21, (Ref: P3001965/(REP)U001) received by the City Council as Local Planning Authority on 14 June 2021.

(b) Upon completion of the development a verification report shall be submitted to approved in writing by the City Council as Local Planning Authority, in order to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report (part a of this condition). The report shall also undertake post completion testing to confirm that the noise criteria has 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, pursuant to policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

Informative

- 1) Existing CCTV should be reviewed and extended cover to the area the plant compound is located, and the existing lighting should also be checked to ensure it is appropriate to cover the area.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police

36 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
34 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
142 Blue, The Sharp Project, Thorp Road, Manchester, M40 5BJ
37 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
35 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
38 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
129 Silver, The Sharp Project, Thorp Road, Manchester, M40 5BJ
The Sharp Project, Thorp Road, Manchester, M40 5BJ
156 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
155 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
152 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
67 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
62 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
140 Blue, The Sharp Project, Thorp Road, Manchester, M40 5BJ
139 Blue, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Part Green Screen Studio 8, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Part Green Screen Studio 6, The Sharp Project, Thorp Road, Manchester, M40 5BJ
17 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
158 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Stages 2 To 3, The Sharp Project, Thorp Road, Manchester, M40 5BJ
74 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
70 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
61 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
26 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
146 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
19 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
16 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
72 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
32 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
30 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
27 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
20 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
11 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
8 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
6 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Part Green Screen Studio 5, The Sharp Project, Thorp Road, Manchester, M40 5BJ
150 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
15 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
21 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
147 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
7 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Part Green Screen Studio 7, The Sharp Project, Thorp Road, Manchester, M40 5BJ
153 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Stage 1, The Sharp Project, Thorp Road, Manchester, M40 5BJ
69 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
65 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
55 Blue, The Sharp Project, Thorp Road, Manchester, M40 5BJ
33 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
31 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ

24 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
141 Blue, The Sharp Project, Thorp Road, Manchester, M40 5BJ
14 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
10 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
9 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
5 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
4 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
3 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Security Lodge, The Sharp Project, Thorp Road, Manchester, M40 5BJ
80 Hertz Recording Studio, The Sharp Project, Thorp Road, Manchester, M40 5BJ
66 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
64 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
60 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
59 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
56 Blue, The Sharp Project, Thorp Road, Manchester, M40 5BJ
138 Blue, The Sharp Project, Thorp Road, Manchester, M40 5BJ
1 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
18 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
154 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
151 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
149 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
148 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Stage 4, The Sharp Project, Thorp Road, Manchester, M40 5BJ
71 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
54 Blue, The Sharp Project, Thorp Road, Manchester, M40 5BJ
29 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
23 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
2 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Provision Part Ground Floor Black, The Sharp Project, Thorp Road, Manchester, M40 5BJ
Part Ground Floor Black, The Sharp Project, Thorp Road, Manchester, M40 5BJ
157 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
73 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
68 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
63 Gold, The Sharp Project, Thorp Road, Manchester, M40 5BJ
57 Blue, The Sharp Project, Thorp Road, Manchester, M40 5BJ
25 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
22 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ
137 Blue, The Sharp Project, Thorp Road, Manchester, M40 5BJ
28 Red, The Sharp Project, Thorp Road, Manchester, M40 5BJ

Appendix 2 – Planning constraints

Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - North Manchester PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1