

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133497/JO/2022

Date registered valid: 11 April 2022

Proposal: Variation of Conditions 2 (specified plans) and 4B (air quality mitigation) attached to planning permission 129564/FO/2021 to alter stack height

Address: Electrium Sales Ltd, Wylex Works, Sharston Road, Manchester, M22 4RA

Ward(s): Northenden Ward

Applicant: Mr J Bailey AMP Clean Energy 3rd Floor, 1 Dover Street, London, W1S 4LD

Agent (if any): Mr Glenn Crocker XL Planning Ltd 1A Fore Street, Cullompton, EX15 1JW

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 31 May 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 19 May 2022

Standard consultations:

Printed: 4 May 2022 Expired: 25 May 2022

Neighbour notifications

Printed: 4 May 2022 Expired: 25 May 2022

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 a predominantly two storey brick built industrial building set within Sharston Industrial Estate.



Image 1 Application site Source: www.earth.google.com accessed 31.05.2022

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site is located within Sharston Industrial Estate and comprises of uses typical of an industrial estate with general/light industry, warehousing and offices.

Description of development

The applicant is seeking a variation of conditions 2 (specified plans) and 4B (air quality mitigation) attached to planning permission 129564/FO/2021 to alter stack height

Consultations & Notification Responses

Local residents/public opinion – No objections, comments or representations in support of the application have been received.

Environmental Health – No objection, raising the chimney height from 12 metres to 14 metres will aid dispersion of any pollutants and reduce the resultant impact on local air quality.

Issues

The Development Plan in Manchester comprises of:

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

Guide to Development in Manchester SPD -

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles
DM1 – Development Management 1
EC1 – Employment and Economic Growth in Manchester
EC2 – Existing Employment Space
EC 10 – Wythenshawe
EN1 – Design Principles & Strategic Character Areas
EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
EN6 – Target Framework for CO2 reductions from Low or Zero Carbon energy supplies
EN8 – Adaptation to Climate Change
EN14 – Flood Risk
EN16 – Air Quality

The relevant extant **UDP** policies are as follows:

DC26 - Noise

Wythenshawe Strategic Regeneration Framework -

The Greater Manchester Joint Minerals Plan April 2013

The National Planning Policy Framework (NPPF)

Principle – The applicant Electrium is a UK based electrical installation equipment manufacturing and supply company. The company provide electrical products for professional installers and specifiers and is a parent company to several brands and is part of the Siemens Group.

The purpose for the proposal is to vary the approved drawings to allow a large fuel silo and taller flue to the approved biomass boiler (planning reference: 129564/FO/2021) which aims to improve and reduce the carbon footprint by providing a more efficient heating system to their buildings.

Strategic Objective SO6 together with policies EN7 and EN8 are supportive and recognise the requirement to reduce the reliance of fossil fuel use. This proposal will also continue to support an existing and established employer within a key employment site for the City.

Notwithstanding this, consideration must be given to the boilers siting, scale and massing, design, appearance, and to the proposal's impact upon existing levels of residential amenity.

Siting, Scale and Massing – There are no changes to the proposed siting of biomass boiler system, as the proposed drawings still show that it would be located on an area of land to the west of the main building complex adjacent to the existing water tower (image 2). As before it is still proposed that the boiler will be housed in a purposed built plant room and fuel silo will also be erected alongside the plant room to store the fuel (Figure 1).

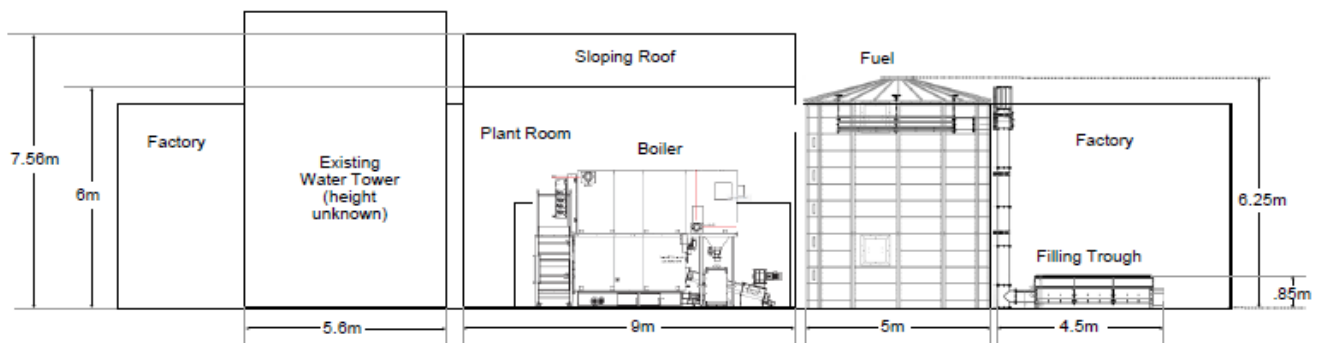


Figure 1 Original Approved Proposed Elevations Planning Reference: 129564/FO/2021

Figures 1 and 2 provide a comparison between the elevations of the previous scheme and the changes proposed under this application

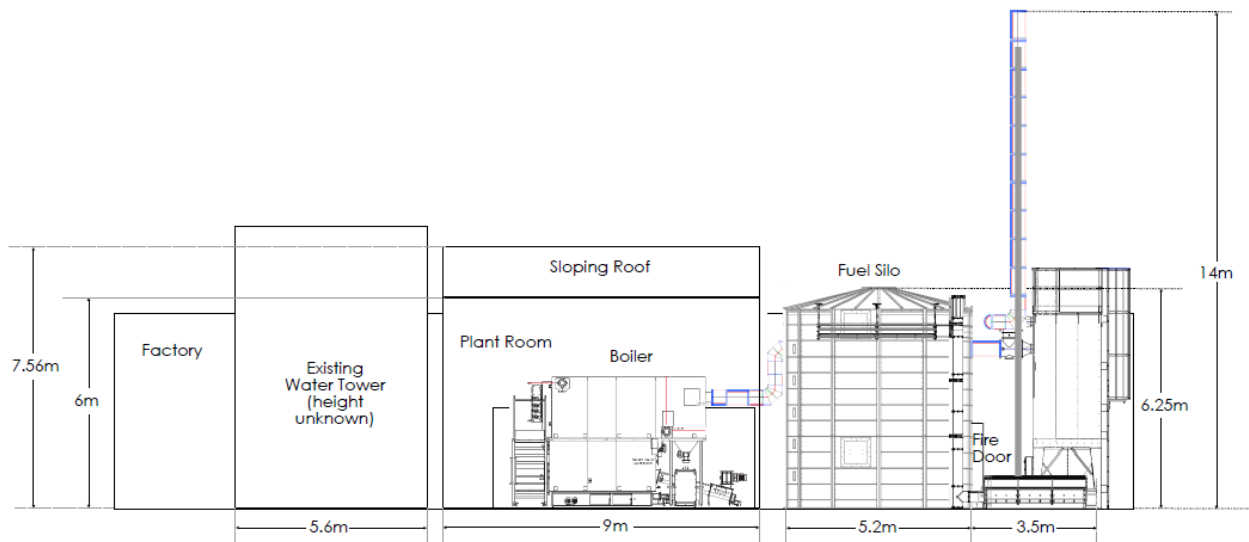


Figure 2 Proposed changes include large fuel silo and chimney stack



Image 2 Proposed location of Biomass Boiler and associated equipment as highlighted in yellow. Source: www.earth.google.com accessed 31.05.2022

The proposed plant room will be 9 metres in length and 8.4 metres in width, the new plant room (energy cabin) would have a ridge height of 6 metres. The fuel store would have a diameter of 5.2 metres (an increase of 0.2 metres) and a height of 6.25 metres (a reduction of 0.75 metres) and is connected to the plant room.

Appearance - The proposed buildings appearance is in keeping with industrial and commercial nature of the site. The building will be of steel frame construction with anthracite (RAL7016) metal composite side cladding and these are considered to be acceptable.

There are limited views from the street scene of the proposals location as shown in photograph 1 which shows the view of the site from the public highway.



Photograph 1 Application Site as viewed from Sharston Road. Source: Case Officer Site Photograph

Residential Amenity – The nearest residential properties are located on Longley Lane to the North of the application site and are approximately 115 metres away from the proposed biomass boiler.

Environmental Health have raised no objection to the proposal commenting that raising the chimney height from to 14 metres will aid dispersion of any pollutants and reduce the resultant impact on local air quality.

It is therefore considered that the proposal will not have a detrimental impact upon residential amenity of the nearby residential property.

Car Parking – As discussed in the original application, as the development will allow the continued use of the site (source of employment) and improve the carbon footprint of the factory the loss of the surplus car parking spaces is considered to be acceptable in this instance.

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 based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report.

The scheme is considered to be in accordance with the guidance contained within saved policies of the Unitary Development Plan for the City of Manchester 1995 and the Core Strategy Development Plan Document 2012.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun no later than the expiration of three years from the date of the original permission (Reference 129564/FO/2021, approved 09.06.2021).

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:

- o ES1430-1, ES1430-2 and ES1430-3 stamped as received by the City Council as Local Planning Authority, on the 02.03.2021

- o ES1430-4 and ES1430-5 received by the City Council as Local Planning Authority, on the 11.04.2022

- o Design and Access Statement stamped as received by the City Council as Local Planning Authority, on the 02.03.2021

- o Air Quality Assessment , Report Number 102630, Report Date 09 August 2021

- o Noise Assessment, Report Number 102630, Report Date 19 August 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 development 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.

4) Prior to the first use of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy

5) The development hereby approved shall be carried out in accordance with the materials as set out in drawings:

Design and Access Statement and application form stamped as received by the City Council as Local Planning Authority, on the 02.03.2021

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, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Cardinal Maritime Limited, 31 Sharston Road, Manchester, M22 4ZS
Wylex Works, Sharston Road, Manchester, M22 4RA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - Wythenshawe PD Restriction - Class B1(a) To C3

Article 4 Direction - Wythenshawe PD Restriction - Class B1(c) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 45M

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH