

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127915/FO/2020

Date registered valid: 4 September 2020

Proposal: Erection of new single storey Dual Purpose Vessel (DPV) Block supporting 8 exposed vertical vessel installations and related access gantries over together with new access walkway and pipebridge linked back to existing Yeast Vessel Block

Address: Heineken Brewery, Denmark Road, Manchester, M15 6LD

Ward(s): Hulme Ward

Applicant: Mr A Charles, Heineken UK, Denmark Road, Manchester, M15 6LD

Agent (if any): Mrs Sue Wheatcroft, Norder Design Associates Ltd, Beech Lawn, Green Lane, Belper, DE56 1BY

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 13.01.2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 14th September 2020

Standard consultations:

Printed: 18 September 2020 Expired: 9 October 2020

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 14.09.2020 Expired: 5.10.2020

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 application site is part of a large brewery complex adjacent Princess Road a major arterial road running north/south connecting with the City Centre which is located approximately 1.5 kilometres to the north. The complex comprises substantial industrial structures associated with the brewing processes and manufacturing of drinks on a large scale, the majority of the Princess Road frontage is made up of a substantial boundary wall/screen. The nearest residential properties to the current proposals are located approximately 46 metres to the east of the Brewery complex.

The surrounding area comprises urban development in all directions with a mix of industrial, commercial, retail and residential land uses as follows:

- o North: Greenheys Lane bounds the site immediately to the north with residential properties north of the road.

- o East: East of the site are residential properties, two schools, Council Depot and a Police Station.

- o South: Moss Lane East bounds the site immediately to the south, beyond which are community buildings, residential properties together with an area of land that is scheduled for further development.

- o West: Immediately to the west of the site is Princess Road, with large scale retail (Asda) and business premises, beyond which lie extensive residential area

The site has been used for Brewing and Packaging over a long period of time and has been subject to progressive extension over this period

Description of development

The development proposal is located in the southern end of the main Brewery buildings group and related external areas, towards the Moss Lane East boundary. This is an area presently used for process equipment and associated plant, related external yard/in-site service road areas and car parking area associated with the nearby Brewery Admin Block. In addition to the new DPV Block, a new pipebridge/walkway is to be erected to link the new DPV Block back to the existing Yeast Block.



Application site edged red and wider Brewery complex edged blue

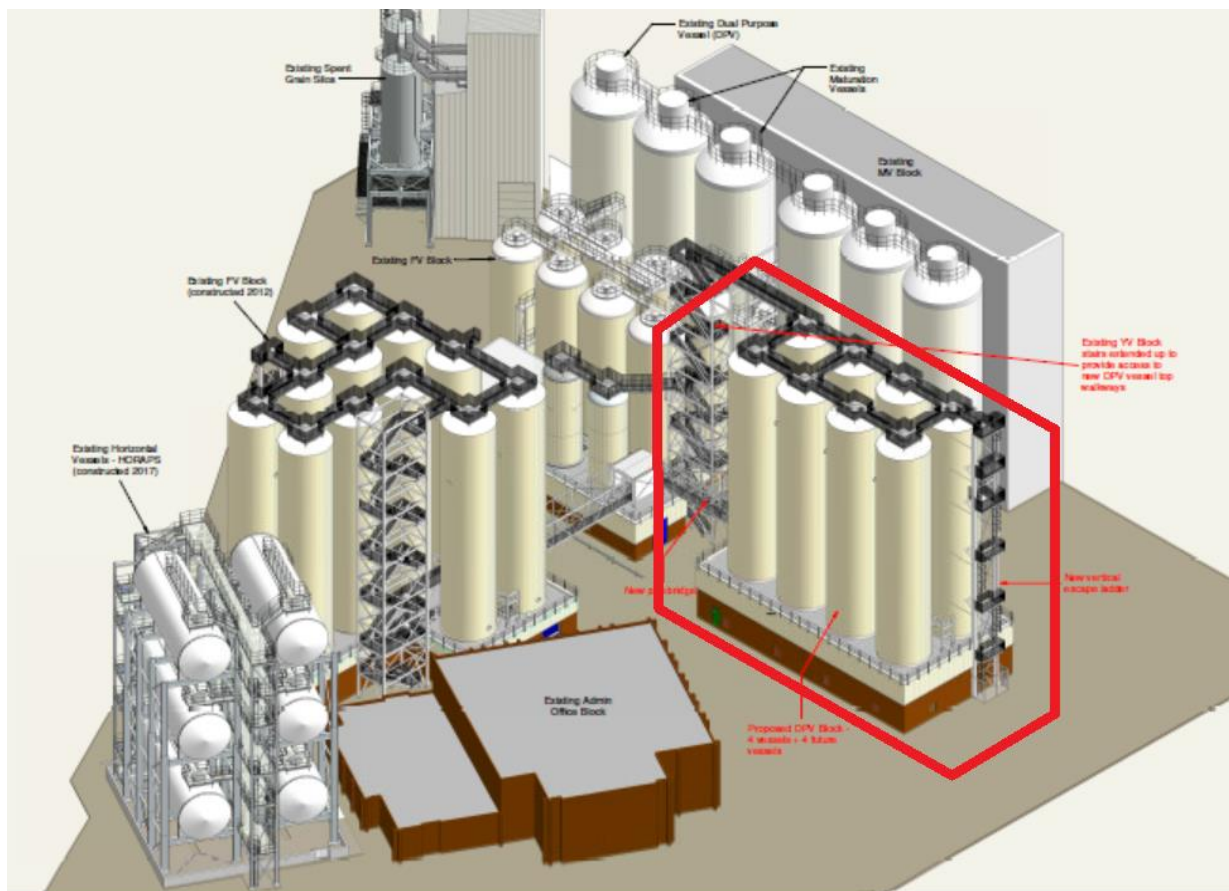
As part of their on-going updating and refurbishment programme for this site and due to the recent increase in demand the applicant is proposing a new DPV Block single storey building with 8no.exposed vertical Dual Purpose Vessel (DPV) installation and related access gantries over. A new pipebridge/walkway will also be constructed to link the process pipework from the new facility to the existing complex. The new build vessel block will be built in two phases, Phase 1 being a 4 vessel block, Phase 2 being an extension to Phase 1 with a further 4 vessel block. It is indicated that this would enable the applicant to meet demand in the short term.

The proposed single storey building would be used at the ground floor level to accommodate process/cleaning & maintenance access to the large, vertical format, Dual Purpose Vessels (DPV's) that are supported by a complex steel framed entablature structure which also forms the structure of the flat roof of the single storey building. All vessels link, via pipework connections, to the rest of the brewery complex as part of a contained overall process. The use of stairs, ladders and gantries forming the upper levels is simply for access and maintenance of the plant and equipment.

The use of dual-purpose vessels means that primary fermentation and conditioning can be carried out in the same vessel.

This DPV Block will accommodate 8 major vessels (although only 4 are to be installed initially).

The new DPV building is to be approximately 6m to flat roof coping level whilst the vertical format vessels supported by the building would be approximately 32.5m in height with access walkway 1.5m above this. The height of the new DPV's is set 1m higher than the existing 12 vessel FV block across the internal roadway which were installed in 2012 but taller than the group of 8 vessels (FVs 7 to 13) which are approx. 21m to top walkway level and around 2.5m taller than the vertical Maturation Vessels that form the overall backdrop in the parallel elevation. The protective balustrades around the top level walkways vary in height from around 1.1m to 1.5m above walkway level in the various vessel groups.



3D visualisation of the proposed Vessels in the context of existing structures (edged in red box)

The building and vessels are of forms, construction and materials finish appropriate to type and context, consistent with the general nature of the Brewery buildings, being of contemporary industrial appearance.

The building envelope is to be walls of facing brickwork up to a dado level consistent with maximum access door height, with profiled insulated metal system cladding generally to match the colour of the adjacent cladding/walling materials. The flat roofs will be single ply membrane type, colour Goosewing Grey (BS 10A05/RAL 080 70 05).

The vessel side outer cladding skin will be profiled metal colour Honesty, with the dome cap section of the vessel stainless steel.

Stairs, handrails, walkways and associated structure will be galvanised steel. All of these materials and colours will be to match/complement existing. Doors will be RAL 6001 Emerald

(Heineken) Green. Any visible plant/servicing cowls, housings and surrounds will be colour matched to the background wall or roof cladding against which they are located.

Consultations & Notification Responses

Site notices were posted at the site on Denmark Road and Moss Lane East. No responses were received.

Environmental Health - The original response indicated that conditions were required relating to fumes and odour, construction hours, ground conditions, noise of external equipment. EH also confirmed that the air quality assessment submitted with the application was acceptable.

The applicant submitted further information to resolve the requirement for conditions as recommended and EH have confirmed that: the further noise assessment information was satisfactory and a verification report would be required; the submitted ground conditions information was acceptable; the additional fume and odour information was also satisfactory.

United Utilities - Recommend conditions be attached to confirm the details of the surface water drainage scheme. Further correspondence was forwarded from the UU confirming discussions with the applicant regarding their license to discharge from the site.

Flood Risk Management Team – Originally recommended conditions be attached relating to surface water drainage. Following the submission of further drainage details which were also related to the development of the Service road (approved under planning permission 127906/FO/2020) FRMT have confirmed that the drainage details were acceptable and could be approved. These details are to be listed in the specified plans condition.

Cadent Gas - Responded to notify the Council that gas infrastructure was in the vicinity of the site. This correspondence was forwarded to the applicant's agent who confirmed they were in contact with Cadent regarding this and the other recently approved works.

Policy

Manchester Core Strategy

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key Development Plan Document in the Local Development Framework (LDF). The Core Strategy is to be used as the framework that planning applications will be assessed against.

There are a number of relevant policies within the adopted Core Strategy relevant to the consideration of the current application in summary these are set out below with reference where applicable to why they are relevant in this instance.

Policy SP1 (Spatial Principles) - This policy sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. All development should have regard to the character, issues and strategy for each regeneration area as described in the North, East, Central and South Manchester and Wythenshawe Strategic Regeneration Frameworks and the Manchester City Centre Strategic Plan.

It also sets out the core development principles, including:
- Make a positive contribution to neighbourhoods of choice.

- 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 EC 1 (Employment and Economic Growth in Manchester) - indicates that a minimum of 200 ha of employment land will be developed between 2010 and 2027 for offices (B1a), research and development (B1b), light industrial (B1c), general industry (B2) and distribution and warehousing (B8).

Policy EC 2 (Existing Employment Space) - The Council will seek to retain and enhance existing employment space and sites. Alternative uses will only be supported on sites allocated accordingly, or if it can be demonstrated that:

- The existing use is un-viable in terms of business operations, building age and format;
- The existing use is incompatible with adjacent uses;
- The existing use is unsuitable for employment having had regard to the Manchester-Salford - Trafford SFRA; or
- On balance, proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use.

Policy DM1 (Development Management) this policy states all development should have regard to the following specific issues:-

- 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, odours, litter, vermin, birds, 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.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

As set out within the issues section of this report below, the application proposals are considered to be in general accordance with policy DM1 of the Core Strategy.

Unitary Development Plan (1995)

The majority of the previous UDP policies have been replaced by the Core Strategy, however there are still saved policies that remain extant. The relevant policies for this application are set out below.

Policy DC26.1 indicates 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 implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.4 states that where the Council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following:

- a. engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers;
- b. layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it; and screening by natural barriers or other buildings or non-critical rooms within a building; and
- c. administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit. Any or all of these factors will be considered appropriate for inclusion in conditions on any planning permission.

Given the location of the proposals within an existing industrial site located some distance from residential properties it is not considered that the proposals would give rise to unacceptable impacts in terms of noise. As detailed in the response from Environmental Health the submitted noise assessment is acceptable subject to the submission and approval of a verification report that the details contained within it have been achieved.

The National Planning Policy Framework (2019)

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- An economic role, contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- A social role, supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the communities needs and support its health, social and cultural well-being; and
- An environmental role, contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate The NPPF states that where proposed development accords with an up-to-date Local Plan it should be approved.

Other Material considerations

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. The Guide states the importance of creating a sense of place, high quality designs, and respecting the character and context of an area. The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance provides a framework for all development in the City and requires that the design of new development incorporates a cohesive relationship with the street scene, aids

natural surveillance through the demarcation of public and private spaces and the retention of strong building lines.

The application proposals are considered to be in general accordance with the principles set out in the Guide

Issues

Principle - The principle of improvements and investment in new equipment and facilities for an existing business on a long standing employment site is considered acceptable subject to consideration of impacts on visual amenity, residential amenity and impacts of noise.

Visual Amenity - The proposed extension and vessels are situated centrally within the main area of the complex where tall structures are currently situated including large vessels, flue pipes and buildings.

It is considered that given the height of the proposed vessels these would be readily seen from areas of residential properties located to the east of the site. A series of street views are presented below showing the approximate location and height of the proposed vessels in the context of the existing site. From Lagos Close, Denmark Road and St Bees Close the vessels would be viewed, however, these views would generally also be with a backdrop of existing structures of height and bulk associated with the Brewery. Longer range views would generally provide more restricted views of the vessels given their siting in the complex and existing structures. On this basis whilst there would be impacts on visual amenity when viewed from nearby residential areas it is not considered that these impacts would be significant given the existing visual context of the site and existing structures associated with the use of the site and are acceptable in this instance. The colour of the materials and finishes proposed to be used are intended to match and reflect those of the existing tall structures which will assist in assimilating the structures to those already existing on the site.



View from streetview looking west towards the site from Lagos Close – the approximate location of the vessels is highlighted red



View from streetview looking north east from junction of Barnhill Street and Moss Lane East



View south west from St Bees Close towards the site and approximate location of proposed vessels



View south from junction of Wellhead Close and Greenheys Lane across to the application site



View south west towards site from Greenheys Lane/Charles Halle Road



Long range view south west along Charles Halle Road towards the application site



View from Denmark Road south west towards the application site

Noise - The Heineken brewery and its operation is subject to a licencing regime by the Environment Agency this includes noise emanating from the site.

The application has been accompanied by a noise assessment that concludes the existing differences between the rating level and background sound levels, at all receptors, will experience a negligible impact during the daytime and night-time periods. As such, the operation of the DPV would be inaudible over existing levels of noise and does not contribute to

the existing sound climate. Additionally, the specific noise level falls more than 10dB below existing background levels at all receptors, thus not contributing to the existing noise climate. The assessment and subsequent clarifications have been assessed by MCC Environmental Health who have raised no objections to the proposals on noise grounds but have recommended the submission of a verification report to confirm that the development meets the noise levels set out in the assessment

Residential Amenity -The proposed development is located towards the southern end of the complex with the nearest residential properties to the east approximately 46 metres to the east and south east on Delvino Walk and Lagos Close. As indicated above the proposals are not considered to give rise to unacceptable noise impacts.

There may be some views of the proposal extension from residential properties to the east as indicated within the visual amenity section of this report. It is considered that given the distance from residential property and the existing structures in situ the additional proposed vessels would not give rise to unacceptable impacts on residential amenity. The site is to the west of existing properties and is therefore not considered to give rise to losses of daylight greater than is already experienced from the nearest residential properties.

Contaminated Land - Following the submission of additional information and gas monitoring it is not considered that there is a requirement for gas protection measures to be required for the proposed development at the site. Environmental Health have confirmed acceptance of the submitted information.

Drainage – The application was submitted alongside another application reference 127906/FO/2020 which included the drainage proposals for this proposal given they were linked works. The submitted details are also appended to this application and have been confirmed as acceptable by the Flood Risk Management Team. The approved details are appended to the specified plans condition.

Air Quality – The application is supported with an air quality assessment. This concludes that the operation of the new DPV block would remain unchanged from the current procedures, however the site will experience an increase in production, which may result in Air Quality and Odour impacts during the operation. There is also potential for fugitive dust impacts to arise during construction processes. A screening assessment has therefore been prepared in order to assess potential impacts as a result of the construction and operations of the proposed DPV block and the impacts are predicted as being not significant. The AQA will form part of the specified plans condition.

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 during consideration of the application 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:

540-NDA-XX-XX-DR-A-6001 Rev P1 DPV BUILDING SECTIONS

8540-NDA-XX-00-DR-A-4501 Rev P2 DPV BLOCK GROUND FLOOR PLAN

8540-NDA-XX-RF-DR-A-4601 Rev P2 DPV BLOCK ROOF PLAN

8540-NDA-XX-XX-DR-A-1010 Rev P2 BLOCK PLAN SHOWING PROPOSAL

8540-NDA-XX-XX-DR-A-4602 Rev P2 DPV VESSEL TOP WALKWAY PLAN

8540-NDA-XX-XX-DR-A-5502 Rev P2 EXTERNAL ELEVATIONS

8540-NDA-XX-XX-DR-A-5503 Rev P2 DPV BLOCK BUILDING ELEVATIONS 1 OF 2

8540-NDA-XX-XX-DR-A-5504 Rev P2 DPV BLOCK BUILDING ELEVATIONS 2 OF 2

1001 (1) Location Plan

AIR QUALITY AND ODOUR ASSESSMENT AQ109510R1 prepared by ENSAFE

FLOOD RISK ASSESSMENT PREPARED BY NORDER SEPTEMBER 2020

NOISE IMPACT ASSESSMENT DUAL PURPOSE FERMENTATION VESSELS (DPVS)

ENSAFE PROJECT REFERENCE: AC106799-8R0

All as received by the City Council as local planning authority on the 4rd September 2020

GEO-ENVIRONMENTAL DESK STUDY REPORT prepared by EMCUS reference

MJH/J1925/D1/1 as received by the City Council as local planning authority on the 23rd September 2020

GEOTECHNICAL & GEO-ENVIRONMENTAL INVESTIGATION REPORT Ref. No.:

MJH/J1925/D2/1 prepared by EMCUS as received by the City Council as local planning authority on the 12th November 2020

DRAINAGE DESIGN REPORT prepared by NORDER as received by the City Council as local planning authority on the 3rd December 2020

Letter from EMCUS dated 1st December 2020 reporting Gas Monitoring Results as received by the City Council as local planning authority on the 1st December 2020

Drainage drawings: 8540-NDA-XX-XX-DR-C-1006 Rev T1; 8540-NDA-XX-XX-DR-C-1007 Rev T1; 8540-NDA-XX-XX-DR-C-1004 Rev T3 as received by the City Council as local planning authority on 24th December 2020

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) Construction/demolition works shall be confined to the following hours :

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

4) The development shall be carried out in accordance with the submitted noise assessment. Upon completion 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 report. The report shall also undertake post completion testing to confirm that the noise criteria has been met. Any instances of nonconformity 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 saved policy DC26 of the Unitary Development Plan and policy DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environment Agency
Environmental Health
MCC Flood Risk Management

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
Flood Zones Type 2 (low to medium risk) -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH