MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	126323/FO/2020
Date registered valid:	28 April 2020
Proposal:	Installation of new biomass boiler and silo and associated works
Address:	Withington Golf Club, 243 Palatine Road, Manchester, M20 2UE
Ward(s):	Didsbury West Ward
Applicant:	Mr Patrick Keane Withington Golf Club Ltd 243 Palatine Road, Manchester, M20 2UE
Agent (if any):	Mr Simon Miles S R Miles Ltd 28 Parrs Wood Avenue, Manchester, M20 5ND
Case officer:	Robert Tyrer Tel: 0161 234 4068 Email: r.tyrer@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	17 August 2020

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 May 2020

Standard consultations:
Printed: 5 May 2020 Expired: 26 May 2020

Neighbour notifications
Printed: 5 May 2020 Expired: 26 May 2020

Site notice
Posted: 13 May 2020 Expired: 3 June 2020

Press advert
Published: 12 May 2020 Expired: 2 June 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to land adjacent to the southern side of the club house and to the north east of the car park. The clubhouse is set back from the entrance to the site which is located on palatine road and is heavily screened by the M60 motorway, the River Mersey to the north and dense vegetation around the perimeter.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: **None**

Description of area

The wider area forms part of the Mersey Valley and Greater Manchester Greenbelt, a wide, flat valley following the length of the River Mersey that is characterised as a heavily managed open space with large areas of tree cover.

Description of development

The applicant is seeking planning permission to install a new biomass boiler and silo and associated works

Consultations & Notification Responses

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

Environmental Health – No objection, recommend conditions relating to air quality and acoustic insulation.

Neighbourhood Team Leader (Arboriculture) – No objection to the removal of G1 as indicated on the plan provided. The trees in this group would not meet the necessary criteria for TPO status. Requested a condition regarding replacement planting on a 1 to 1 basis.

MCC Flood Risk Management – No objection or drainage comments, however, as the proposed development is to be located within the EA flood basin located within Flood Zone 3, they should be contacted to ensure the proposal is aligned with their requirements.

Environment Agency – Initially objected to the proposal and two further amendments were made to the flood risk assessment. Following receipt of the revised flood risk assessment the EA withdrew their objection provided that the development is carried out in accordance with the revised Flood Risk Assessment and mitigation measures.

West Didsbury Residents Association – No objection, requested conditions relating to tree replacement and clearance.

Issues

Local Policy

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.

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
EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
EN7 - Energy Infrastructure opportunities
EN14 – Flood Risk

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

Principle – The purpose for the proposal is to provide a biomass boiler that provides a renewable heat source to the club house. The application has been submitted to replace an existing installation with the basement of the clubhouse which was damaged due to flooding.

The application site is also located within the green belt for Greater Manchester. The NPPF attaches a great deal of importance to green belts and that local planning authorities should regards the construction of new buildings as inappropriate, however there are exceptions including the provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including within it (Paragraph 145).

As the proposal is to support and continue a facility for outdoor sport and recreation the principle of the proposal is considered acceptable and would meet the NPPF test for Green Belts. Notwithstanding this, consideration must be given to the boilers siting, scale and massing, design, appearance, flood risk and to the proposal's impact upon existing levels of residential amenity.

Siting, Scale and Massing – The proposal will involve the construction of a concrete slab measuring 5 metres wide by 12 metres in length, the container that houses the boiler and ancillary equipment will measures 2.4 metres wide, with a length of 6.06 metres and a height of 2.44 metres which will be placed on top of the concrete slab.

A silo measuring 2 metres wide and 2 metres in length with a height of 3.86 metres.

The container and silo will be located in the area as indicated on image 1 and image 2.

Image 3 shows the heights of the container and silo relative to the height of the clubhouse.

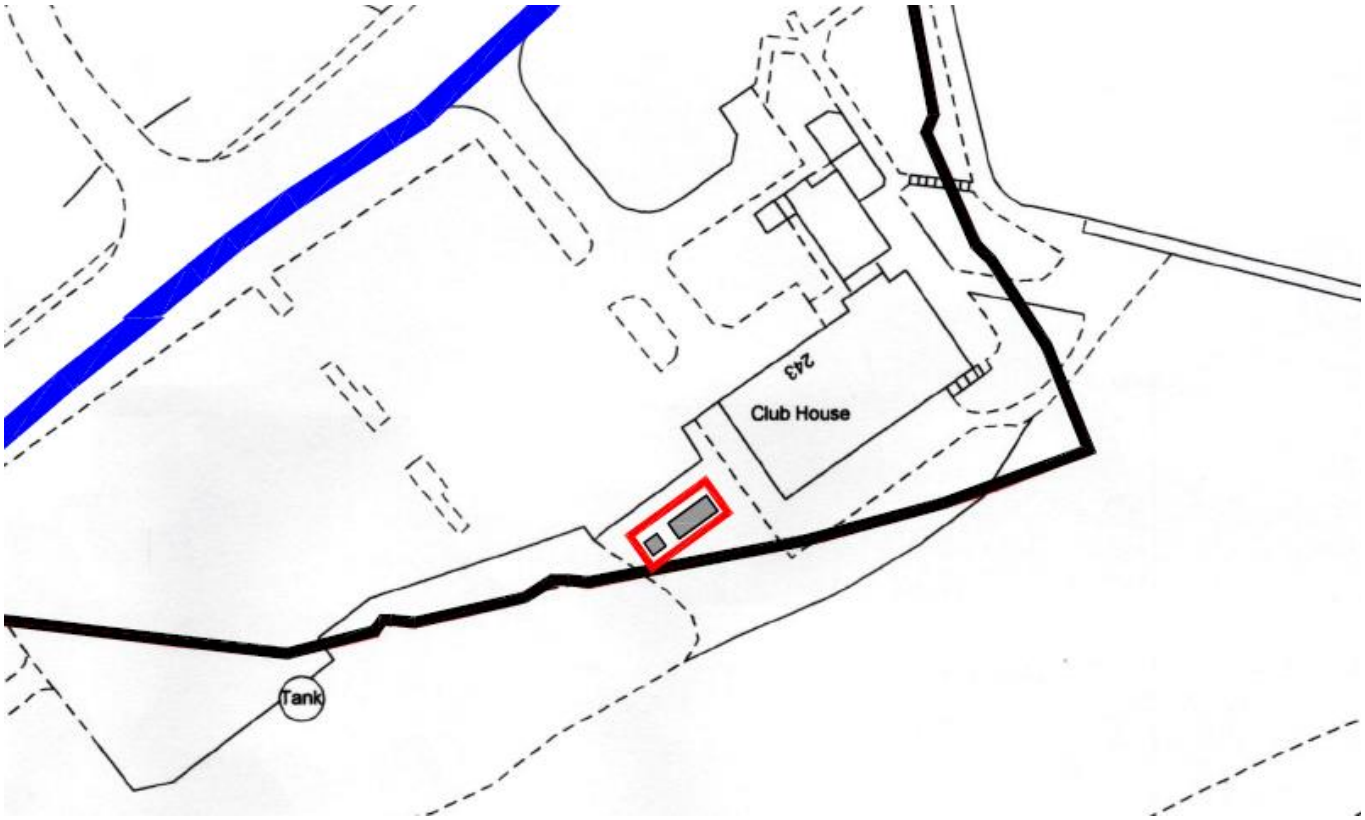

Image 1 Silo and container location and their relationships to the clubhouse and car park.

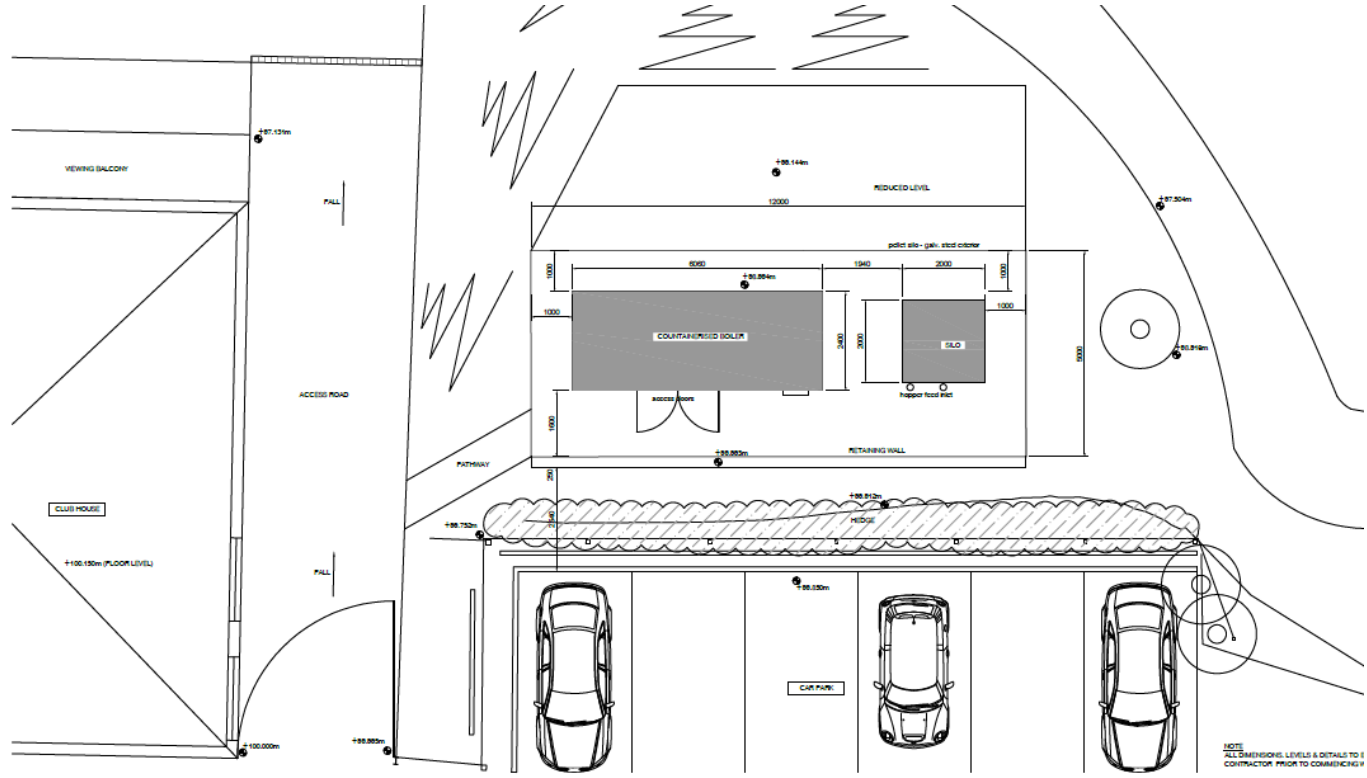

Image 2 Detailed proposed site layout

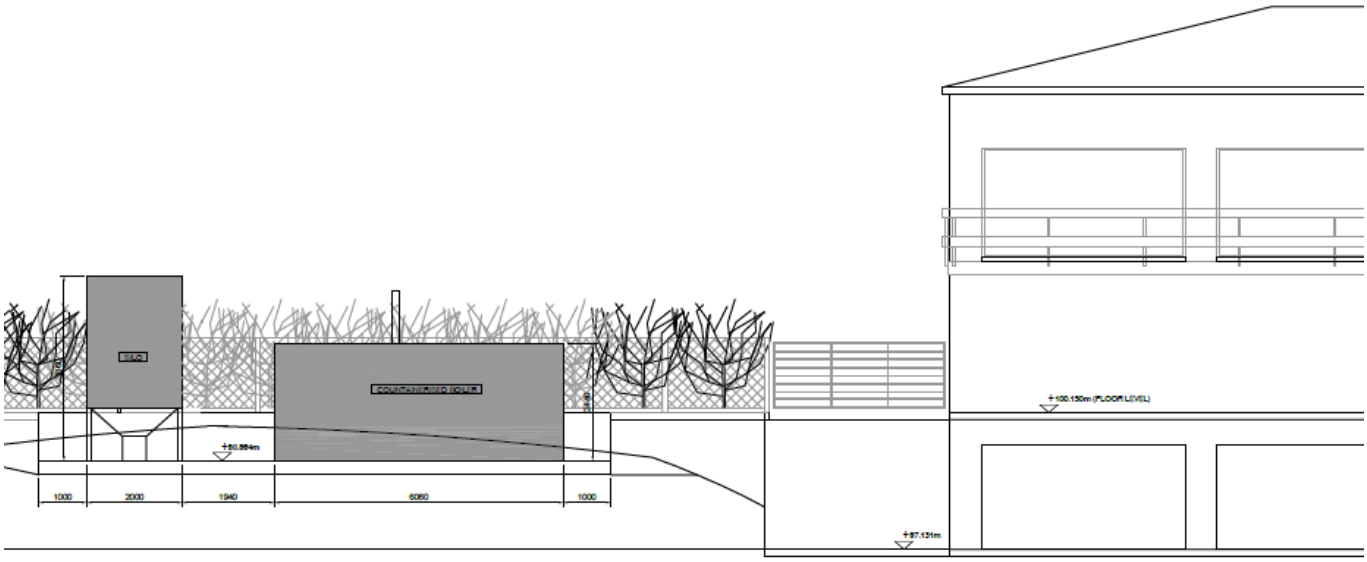

Image 3 Height comparisons between the proposed structures and the clubhouse as viewed from the rear of the clubhouse.

The NPPF states that facilities in connection with outdoor sport are acceptable within Greenbelts provided that they preserve the openness of the Green Belt. It is considered that the siting would still preserve the openness.

The proposed container and silo would be located next to the car park and clubhouse within a golf course, the scale and massing of the proposal would appear subservient to the other structures (as shown in image 3) and the site is well screened, the proposal would comply with DM1 and SP1.

Design and Appearance – Both the container and silo are of a functional design and both suited for the task that is required of them. The container will be painted dark green and have access doors which will face the car park and the silo is self-finished in galvanised steel, with a pellet delivery point facing the car park

There are no concerns with the proposed design or appearance of the silo and container furthermore as previously observed the proposal will still maintain the openness of the greenbelt.

Trees – A group of 6 trees will be removed as a result of the proposal, the City Arborist has reviewed the information and has no objected to their removal as the trees are not worthy of protected status. A row of hedging is proposed and this will help to mitigate any views of the proposal from Palatine Road, however this alone is insufficient to replace the lost trees (no mitigation has been proposed). It is therefore recommended that a condition is attached to ensure replacement trees are provided to mitigate against the loss.

Flood Risk – The application site is located within Flood Zone 3, the Environment Agency initially objected to the application, following re-submission of a flood risk assessment (FRA), the Environment Agency withdrew their objection provided that a condition of the approval required that the development is carried out in accordance with the revised FRA the following mitigation measure;

The proposed slab level for the containerised biomass boiler and silo are set at least at 28.65metres Above Ordnance Datum.

This has been attached as condition should the application be approved.

Flood Risk Management Team had no comments to make regarding drainage therefore as the EA's objection has been withdrawn and addressed with the mitigation measure the proposal is considered to be in accordance with EN14.

Residential Amenity – Environmental Health have recommended both a condition relating to air quality and acoustic insulating the structure. The nearest and only residential property to the proposed location of the biomass boiler is over 100 metre away from the site.

In terms of the air quality requirements these can be addressed with by an informative as the information supplied with the application has stated that the D'alessandro 45kw Electronic Lambda controlled Biomass Boiler system. The boiler is a registered exempt appliance on the DEFRA smoke control registration due to boiler passing all relevant emission testing, it is certified as A+ appliance under the (EU) 2015/1187 Delegated Regulation as well as passing European Certification EN 303-5: 2012 in Class 5.

Furthermore the EA also commented that the plant will not require a permit issued under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency.

The acoustic insulation is considered to be onerous on the applicant as, the works will replace an existing boiler currently located on the site but within the basement and that the nearest residential property is over 100 metres away from the site.

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

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 polices 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application regarding flood risk and these concerns have been addressed in amended flood risk assessment. 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 policy DC1 of the Manchester Unitary Development Plan and to policies SP1, DM1, EC1, EN4, EN7 and EN14 of the Core Strategy.

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:

Drawing: 20 204 PL100 stamped as received by the City Council as Local Planning Authority, on the 24.02.2020

Arboricultural Method Statement Date: 22 March 2020 Ref: TRE/WGC stamped as received by the City Council as Local Planning Authority, on the 23.03.2020

Arboricultural Implications Assessment Date: 22 March 2020 Ref: TRE/WGC stamped as received by the City Council as Local Planning Authority, on the 23.03.2020

Flood Risk Assessment (Carley Daines and Partners Limited, Ref: 20-B-12636/Withington Golf Club Revision B, dated 22/07/2020 stamped as received by the City Council as Local Planning Authority, on the 24.07.2020

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) The development shall be carried out in accordance with the revised Flood Risk Assessment (Carley Daines and Partners Limited, Ref: 20-B-12636/Withington Golf Club Revision B, dated 22/07/2020) submitted with this application and the following mitigation measure:

- The proposed slab level for the containerised biomass boiler and silo are set at least at 28.65metres Above Ordnance Datum.

Reason - To reduce the potential damages from the risk of fluvial flooding and interaction with the adjacent flood storage basin in accordance with both the National Planning Policy Framework and Core Strategy policies EN08 and EN14

4) Within 3 months of the commencement of development details of replacement tree planting to be provided in line with the Manchester Tree Strategy shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the first use of the boiler. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

5) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

6) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Informatives

1) The biomass boiler shall meet the miniumum standards as set out in the Land-Use Planning & Development Control: Planning For Air Quality Guidance

http://iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Environment Agency
West Didsbury Residents Association

246 Palatine Road, Manchester, M20 2WF

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) -
Flood Zones Type 3 (high risk) -
Green Belt Land - Green Belt Area (LDF)
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Area Team Boundary - Name: SOUTH