MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	126406/FO/2020
Date registered valid:	12 March 2020
Proposal:	Installation of hydrogen storage buffer tank to roof of John Dalton Tower
Address:	John Dalton Building , Chester Street, Manchester, M1 5GD
Ward(s):	Deansgate Ward
Applicant:	Ms Rebecca Hodgson Manchester Metropolitan University 99 Oxford Road, Manchester, M1 7EL
Agent (if any):	Mr Daniel Labella Bowker Sadler Architecture Hatherlow House , Stockport, SK6 3DY
Case officer:	Joe Hobbs Tel: 0161 600 8772 Email: j.hobbs@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	06.06.2020

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:
Printed: 12 March 2020 Expired: 2 April 2020

Neighbour notifications
Printed: 12 March 2020 Expired: 2 April 2020

Site notice
Posted: Expired:

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area:

Tree Preservation Order:

Description of area

The application site is called John Dalton Tower. It is located in an area of the Manchester Metropolitan University Campus currently bounded by John Dalton West and John Dalton Central. The site can be accessed from Chester Street to the north of building or via an internal road beneath the Mancunian Way. Planning permission was recently granted for major refurbishment of the John Dalton West site for a 7 storey science and engineering building to be constructed in place of the existing John Dalton West building, and would connect to the John Dalton Tower.

Description of development

Planning permission is sought for the installation of hydrogen storage buffer tank to roof of John Dalton Tower. The tank would be located on a flat roof section of the building's ninth floor/roof terrace. The tank would be cylindrical with a diameter of 1076mm and an overall length of 2482mm.

Consultations & Notification Responses

Local neighbours were notified of the proposals. No responses received.

The following parties were consulted on the proposals:

Greater Manchester Police - no objections

Environmental health - no objections, recommended noise condition

Greater Manchester Fire and Rescue Service - no objections, made various recommendations which applicant has responded to and are attached as an informative

Issues

The main issues to consider with regards the proposals are visual amenity, amenity and security:

Visual amenity -

From the south elevation, part of the tank would be obscured by the existing parapet wall. Whilst some of the tank would be visible, it is considered that the height of the proposed tank on the 9th floor, and the colouring of the tank as light grey would mean the tank would have negligible impact on visual amenity.

Amenity -

Due to the nature of the equipment, Environmental health have recommended a condition be put on to regulate noise from the equipment. Such a condition would be applied to any approval, however it is not considered that the proposed equipment would alter the noise profile in the area to an unacceptable manner.

Security -

Greater Manchester Fire and Rescue Service have made a series of recommendations to which the agent has confirmed contractors would take on board and implement in the design where needed. The GMFRS stated their support for the proposal provided that suitable levels of safety are maintained. A HAZOP study has been submitted in support of the proposals which considers the risks associated with the installation of the equipment. It is considered that the applicant has considered the relevant security issues and that the proposals would not be detrimental to security on site. An informative would be added to any permission including the recommendations provided by GMFRS.

Given the above, the proposal is considered to be acceptable and in accordance with Core Strategy policies SP1 (Spatial principles), DM1 (Development Management) and saved policy DC26 (Development and Noise)

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and amendments to the proposals.

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:

location Plan 1001
Proposed Roof plan 1010
Proposed South Elevation 1011
Proposed East Elevation 1012
Proposed West Elevation 1013
Design and Access Statement
Site plan 1002
all stamped as received by manchester City Council as Local Planning Authority 4th March 2020

Email from Dan Labella to Joe Hobbs at 12:01 on 6th April 2020 including confirmation from contractors that GMFRS safety comments would be implemented where needed;
received via email 6th April 2020

HAZOP Study V1.1
received via email 27.04.2020

Reason - To ensure the development is carried out in accordance with the correct plans pursuant to policy DM1 (Development management).

3) a) Any externally mounted ancillary equipment, plant and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

Prior to the first operation of the equipment a scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

b) Notwithstanding condition 2 and the above part a, prior to first operation of the equipment (excluding testing) a verification report will be required, to be submitted to and approved in writing by the City Council as local planning authority, to validate that the work undertaken confirms to the above noise criteria. The report shall give the results of post-completion testing to confirm that the proposed noise limits are being achieved once the equipment and any mitigation measures have been installed. Any instances of non-conformity with the above criteria shall be detailed along with any measures required to ensure compliance.

The approved report and any necessary mitigation measures shall be implemented, and retained thereafter, in full in accordance with the approved details before the first occupation of the development.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy and saved Unitary Development Plan Policy DC26.

Informative

Greater Manchester Fire Service have provided a series of recommendations:

As emergency responders, we would not expect to be placed at unacceptable levels of risk due to this type of installation, therefore a number of suitable safety measures and mitigations should be given due consideration:

- The equipment should be installed in accordance with the associated manufacturer's instructions or relevant British Standard or similar.
- Any associated pipework should be suitably protected and indicated as far as it may travel throughout the premises.
- Remote or automatic shut-offs would help reduce the need for persons to enter the risk area to safely manage the equipment.
- Passive or active fire protection systems should not be compromised by this level of hazard, including any breaches of compartmentation.
- Any associated movement, transport or delivery of hydrogen should be dealt with by competent persons at all times.
- The use of CCTV or specialist detection systems to monitor the area would give an indication of any safety issues in the early stages of an incident.
- Ongoing maintenance should ensure that any undue hazards or failure of the installation is unlikely. Risk assessments, including the fire risk assessment, should address the risks presented by this hazard and identify which safety measures and mitigations are required.
- Information should be available on-site so that persons dealing with the installation are aware of the nature and location of the salient controls.
- Some level of training to relevant persons will be necessary to at least make them aware of the provision. A more detailed understanding may be necessary for staff with responsibility for helping to control the equipment.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police
GM Fire & Rescue Service

All Saints Campus, Oxford Road, Manchester, M15 6BH
Precinct Centre, 26 Oxford Road, Manchester, M13 9RN

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CITY1