MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141756/VO/2024
Date registered valid:	17 December 2024
Proposal:	CITY COUNCIL DEVELOPMENT: Installation of external bin enclosure, floor mounted air source heat pumps with acoustic enclosure following demolition of existing bin store
Address:	Old Moat Children's Centre, Old Moat Lane, Manchester, M20 1DE
Ward(s):	Old Moat Ward
Applicant:	Martyn Joyce Manchester City Council
Agent (if any):	Drees Sommer Drees & Sommer UK Ltd
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**24 September 2025**

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit: 21 January 2025

Standard consultations:
Printed: 3 January 2025 Expired: 24 January 2025

Neighbour notifications
Printed: 3 January 2025 Expired: 24 January 2025
Printed: 29 April 2025 Expired: 14 May 2025
Printed: 4 June 2025 Expired: 14 June 2025

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/area

The Old Moat Sure Start Children's Centre is a single storey brick-built property with tiled roof, situated in on backland site with sole access taken off Old Moat Lane, in Old Moat ward. The building comprises a series of hipped roof forms and is centrally located within the plot. The main pedestrian entrance is sited on the southern elevation. There is a staff/visitor carpark to the southwestern area of the application site.

The site features ancillary amenity spaces around the building.

Boundary treatment is present in the form of 1.8m timber fencing around the site perimeter and 2m green security mesh fencing/gates around the centre's private amenity spaces.

The building is in current use as a SureStart Children's Centre, which facilitates early education, childcare, health and family support to the local community. The neighbouring building operates under an ancillary use.

The surrounding area is predominantly residential in character, with Council-built semi-detached and terraced dwellings fully enveloping the application site.



Figure.1 Old Moat Sure Start Children's Centre as existing.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The submitted application seeks planning permission for City Council Development for the installation of replacement external bin store, floor mounted air source heat pumps with acoustic enclosure to the western elevation following demolition of existing bin store.

The proposed ASHPs would sit within a reinforced concrete plinth acoustic enclosure and would have doors that would open outwards for access. The product would be a six-sided closed top Caice SS300 acoustic louvre enclosure, with a height of 2.6 metres. It would be made of galvanised sheet steel, finished in an anthracite grey colouration (RAL 7016).

An area of roof infill is proposed to the property following the removal of the existing bin store, to match existing.

A replacement bin store will be relocated within the existing carpark.

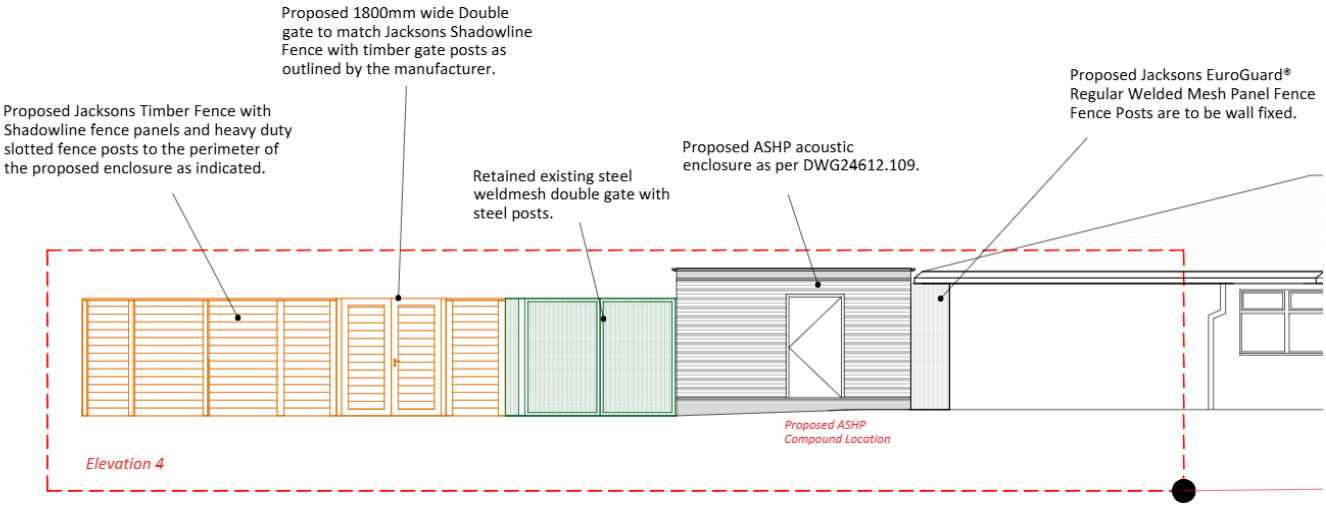


Figure.2 Proposed ASHP compound and bin enclosure elevations (southeast)

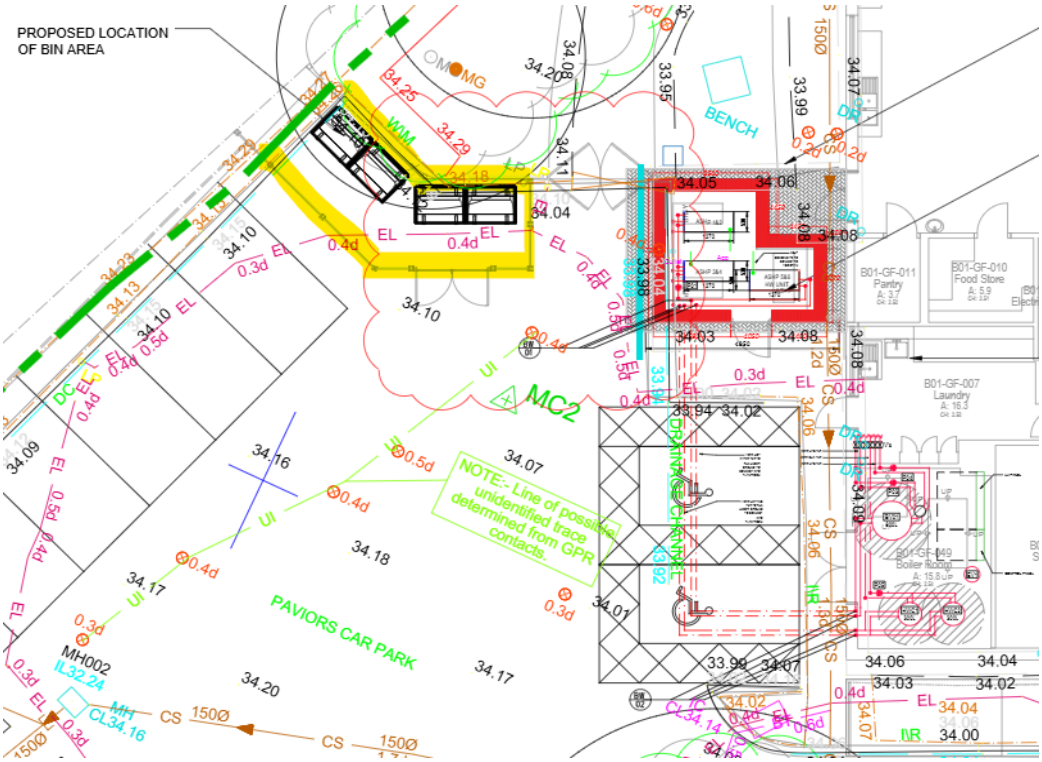


Figure.3 Proposed site plan of ASHP compound and bin enclosure

Consultations & Notification Responses

Local responses

Two letters of representation were received from a local resident raising the following concerns:

- The proposed construction works are likely to continue to generate significant noise, particularly during the early morning and late evening hours.
- The proposed ASHPs are likely to generate significant consistent noise.
- Since the roof repair/replacement at this site was undertaken a loud humming noise can be heard by myself and my neighbours.
- Insufficient information on ASHP in Noise Impact Assessment

- With regards to the ‘sound climate’ stated in the NIA, the road traffic sound is intermittent and not constant as the sound levels the Air Source Heat Pumps will produce.
- Sound level of existing area is recorded lower than the ASHPS.

These are material planning considerations which will be addressed in the appraisal.

- Potential impact on property value – *This is not a material planning consideration.*

Consultee responses

Highway Services – *No objections, subject to adherence to submitted Construction Method Statement.*

- Vehicles will access the site via entrance off Old Moat Lane.
- It is anticipated that there will be one HGV delivery to the site per week – Acceptable in principle.
- Deliveries will take place outside of the AM and PM peak – This is welcomed.
- The updated site layout demonstrates that welfare facilities, waste skips, storage areas and unloading area will be within the site – Acceptable in principle.
- Applicant will liaise with MCC’s Licensing Team and MCC’s Event and Traffic Management Team.

Environmental Health – *Environmental Health have requested that the full NSE6 condition to be attached to any approval granted. The criteria requires the proposed plant to operate at 5dB below background so that it does not cause noise disamenity to the nearest noise sensitive receptor.*

Red Acoustics conducted an environmental noise survey over the dates 1st - 4th October 2024 and during this time will have captured the quietest noise levels overnight and in the early morning. The measurements were taken in an area which represents background noise levels for the nearest noise sensitive receptors (i.e. at the rear of the property, away from significant noise sources such as the main roads). The assessment is in accordance with the procedure set out in BS4142:2014 which is the appropriate British Standard for this type of noise assessment, the background noise levels stated in the report are the averages and take in to account the intermittency of noise from traffic etc.

The 60dB level of the heat pumps is the noise emitted from the source and this noise level will decrease the further away from the source that the receiver is, the report confirms that the 60dB is for the units operating in 'worst case' conditions. The applicant has used sound propagation modelling software, which is a sufficient method of calculating/predicting noise levels, to calculate the noise levels of all units operating simultaneously. The report then goes on to confirm that noise from the units will meet the criteria of 5dB below the existing background during both daytime and nighttime based on the proposed plant items being installed along with a high performing acoustic enclosure.

A noise condition is required which has a verification element (part b), meaning that once the equipment is installed, a further assessment will be undertaken to confirm that noise from the equipment meets the criteria set out in the first part of the condition and complies with the noise limits set out in the submitted report.

Electricity Northwest – No comments received.

Relevant Planning History

At the application site –

074886/VO/2005/S1 – CITY COUNCIL DEVELOPMENT Erection of single storey extension to existing offices and new entrance lobby. Approved 11.05.2005.

028362 – CITY COUNCIL DEVELOPMENT Erection of a single storey building to form children's daycare centre. Approved 26.02.1987.

History of negotiations

The agent presented two options to the LPA:

- Option 1: Bin store relocated to the southern building elevation
- Option 2: Bin store relocated to the western side of the application site (within car park, 1no. standard car parking bay is to be removed)

Both schemes were consulted and publicised through neighbour letters. The agent confirmed determination on the basis of option 2.

A revised Noise Impact Assessment (revision D) was submitted 25/07/2025 to address revisions made to the scheme. This was considered by MCC Environmental Health.

Local Planning Policies

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone 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 **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-S2 – Carbon and Energy
JP-P1 – Sustainable Places

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

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development (partially superseded by PfE)
EN 15 – Biodiversity and Geological Conservation (partially superseded by PfE)
EN 16 – Air Quality (partially superseded by PfE)
EN19 – Waste

The relevant saved **UDP** policies for this application are:

DC26 – Development and Noise

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

National Planning Policy Framework

The NPPF (December 2024) 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. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 8 – Promoting healthy and safe communities
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change

Paragraph 8 states *"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

a) ***an economic objective*** *– to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

b) ***a social objective*** *– to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

c) ***an environmental objective*** *– to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."*

Paragraph 98 (d) states that development should "*ensure that established shops, facilities and services are able to develop and modernise and are retained for the benefit of the community."*

Paragraph 135 (f) states that developments "*create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for*

existing and future user and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

Paragraph 167 states "*significant weight [should be given] to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights)."*

Issues

Principle of development:

The submitted application seeks planning permission for City Council Development for installation of external bin enclosure, floor mounted air sourced heat pumps and acoustic fencing enclosure to the side.

The current heating system would be changed to Air Source Heat, which is considered an energy efficient method to the heat building that would reduce its dependence on fossil fuels. The proposal would support the Authority in its ambitions to become a Zero Carbon city by 2038, reducing the carbon emissions associated with the operation of the building through the provision of on-site renewable electricity generation subject to the panels and ASHPs not compromising the levels of amenity within the surrounding area.

As such, the proposal is considered pursuant to policies JP-S1 and JP-S2 Places for Everyone, policies EN4, EN5, EN7 and EN8 of the Core Strategy (2012), and would help the Community Centre achieve its energy targets. As such, the principle of development is considered acceptable. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area, impact on the neighbouring properties' residential amenity and issues raised by way of consultation from relevant interested parties.

Impact on visual amenity and the streetscene:

The development involves the installation of 6 no. floor mounted air source heat pumps (stacked arrangement in 2s), to the western elevation of the host building together with 2.6m high acoustic louvre enclosure following the demolition of existing bin store and replacement bin store to the southern elevation.

Given the siting of the application property in on a backland site, the development would not be visible from the street. The proposed six-sided Caice SS300 acoustic louvre enclosure would comprise a dark grey finish, measure 2.6m in total height and terminate at the eaves level of the application property, fully screening the proposed ASHPs from public view. The installation would involve the removal of the existing bin store and roof void would be infilled to match existing.

A replacement bin store is proposed to the western side of the application site; this would comprise a 1.8m timber fencing enclosure with gates that would screen a refuse storage area.

Overall, the benefits of carbon reduction for the Old Moat Sure Start Centre is considered to outweigh any harm to visual amenity. It is considered the proposed development is acceptable in terms of the National Planning Policy Framework (NPPF), Places for Everyone policies JP-S1 and JP-S2 and Manchester's Core Strategy, including policies DM1, EN4, EN5, EN6, EN7 and EN8, and saved Unitary Development Plan policy DC26.

Impact on residential amenity:

The proposed site is entirely enveloped by residential properties. The application site is currently in use as a SureStart Children's Centre, which facilitates care and educational facilities to the local families.

On the basis, that the proposed ASHP enclosure would retain approx.7m separation distance to the nearest curtilage boundary, it is considered that this element should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area.

The proposed replacement bin store will feature 1.8m timber fencing enclosure with double gated access, within the existing carpark adjoining the western side boundary. The nature of this element is not considered to give rise to undue amenity impacts with regards to overdominance, overshadowing or overlooking.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Noise:

A revised Noise Impact Assessment Report (Rev D) accompanies the application and provides an assessment of atmospheric sound emissions from the proposed installations at the nearest noise sensitive receptor. The report states the proposed hours of operation of ASHPs (6.00am – 6.00pm Monday-Friday only) and that confirms any impact will be low, therefore achieving the Council's noise criteria requirements. Environmental Health concur the report findings.

The proposed equipment is to be located on the western side of the existing building at low level, replacing the former enclosed bin store. The application site is surrounded by residential properties. On the basis of the report findings, it is considered that given existing background noise levels and the surrounding environment, the proposed installation is appropriate within this context and would not give rise to any significant impact to the noise environment.

As a safeguard, a condition has been included to ensure a verification report is submitted and agreed in order to confirm the equipment meets with the Council's noise criteria, prior to its first operation.

On the basis, this proposal is considered compliant with saved policy DC26 of the UDP, Policies DM1, SP1 of the Core Strategy and the National Planning Policy Framework which seek to protect amenity.

Impact on Highway Safety:

The application has been accompanied with a construction method statement. The proposed development would result in the loss of 1no. parking space, therefore a total of 8no. car parking spaces will be provided on site (staff and blue badge holders only). This is considered acceptable in principle by Highway Services.

Waste:

The replacement bin store with gated enclosure would accommodate an enlarged refuse storage area for the existing Sure Start Centre. It was noted on the site visit that informal refuse storage was present in this location as existing. Environmental Health have raised no concerns with this refuse storage arrangement.

Biodiversity:

Based on current plans, the replacement bin store would be sited within the existing carpark (hardstanding). As such, the agent has confirmed that the application will be exempt from mandatory BNG under the 'de minimis' exemption.

Other Legislative Requirements

Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

1. 3 Year Time Limit
   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. Specified drawings and documents
The development hereby approved shall be carried out in accordance with the documents labelled:

- 'Proposed ASHP Elevations', numbered '24612.108 C', stamped as received by the City Council as Local Planning Authority on the 12/06/2025.
- 'Proposed ASHP Plans', numbered '24612.109 A', stamped as received by the City Council as Local Planning Authority on the 21/07/2025.
- 'Proposed External Services, numbered '3387-CWC-XX-ZZ-DR-M-5001 T08', stamped as received by the City Council as Local Planning Authority on the 27/08/2025.
- Noise Impact Assessment, Ref. R2331-REP01D-JW, (Prepared by Red Acoustics Limited; dated 24/07/2025; received 24/07/2025).
- Construction Method Statement, (Prepared by EQUANS; received 16:33pm on 25/09/2025).
- Application form received 20th December 2024 – ASHP enclosure colouration

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3. External plant/equipment/servicing
a) The scheme shall be implemented in full accordance with the measures, as set out in the submitted Red Acoustics Limited, Noise Impact Assessment, Ref. R2331-REP01D-JW, dated 24/07/2025, stamped as received by the City Council as Local Planning Authority on 24/07/2025.

   The approved scheme shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

b) Prior to the operation of the scheme 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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

Informatives:

1. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.
   If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

2. It is recommended that H-bars markings are installed adjacent to the site access road to ensure clear access into the site. This can be requested using the following link: Apply for a disabled parking bay or H bar | Apply for a disabled parking bay or H bar | Manchester City Council.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Electricity Northwest

15 Combermere Avenue, Manchester, M20 1AP
13 Combermere Avenue, Manchester, M20 1AP
44 Mouldsworth Avenue, Manchester, M20 1AW
145 Old Moat Lane, Manchester, M20 1DF
134 Old Moat Lane, Manchester, M20 1DE
130 Old Moat Lane, Manchester, M20 1DE
17 Combermere Avenue, Manchester, M20 1AP
73 Doncaster Avenue, Manchester, M20 1DH
65 Doncaster Avenue, Manchester, M20 1DH
10 Egremont Avenue, Manchester, M20 1GS
10 Tarvin Avenue, Manchester, M20 1DA
7 Tarvin Avenue, Manchester, M20 1DA
1 Tarvin Avenue, Manchester, M20 1DA
Sure Start Childrens Centre, Old Moat Lane, Manchester, M20 1DE
143 Old Moat Lane, Manchester, M20 1DF
77 Doncaster Avenue, Manchester, M20 1DH
67 Doncaster Avenue, Manchester, M20 1DH
20 Combermere Avenue, Manchester, M20 1AP
19 Combermere Avenue, Manchester, M20 1AP
18 Combermere Avenue, Manchester, M20 1AP
75 Doncaster Avenue, Manchester, M20 1DH
71 Doncaster Avenue, Manchester, M20 1DH
69 Doncaster Avenue, Manchester, M20 1DH
63 Doncaster Avenue, Manchester, M20 1DH
61 Doncaster Avenue, Manchester, M20 1DH
42 Mouldsworth Avenue, Manchester, M20 1AW
9 Tarvin Avenue, Manchester, M20 1DA
8 Tarvin Avenue, Manchester, M20 1DA
5 Tarvin Avenue, Manchester, M20 1DA
3 Tarvin Avenue, Manchester, M20 1DA
14 Egremont Avenue, Manchester, M20 1GS
12 Egremont Avenue, Manchester, M20 1GS
8 Egremont Avenue, Manchester, M20 1GS
6 Egremont Avenue, Manchester, M20 1GS
132 Old Moat Lane, Manchester, M20 1DE
128 Old Moat Lane, Manchester, M20 1DE
126 Old Moat Lane, Manchester, M20 1DE
124 Old Moat Lane, Manchester, M20 1DE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA