

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142407/FO/2025

Date registered valid: 30 April 2025

Proposal: Relocation of external heat pumps/condensers from the west elevation to the south elevation together with the relocation of the existing bike shed.

Address: Maple House, Threapwood Road, Manchester, M22 0RR

Ward(s): Woodhouse Park Ward

Applicant: Mr Thomas George Tunstall Rider Levett Bucknall

Agent (if any): Mr Thomas Tunstall Rider Levett Bucknall

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16/07/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:

Printed: 13 May 2025 Expired: 4 June 2025

Neighbour notifications

Printed: 13 May 2025 Expired: 4 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 application relates to a commercial office building within the Concorde business park in Wythenshawe. The building is finished in red and brown brick with black tinted glazing and a hipped roof. The building is in the centre of the business park, with other office buildings to the north and south with wooded areas to the east and west, the nearest residential properties are on Coxton Road.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the relocation of external heat pumps/condensers from the west elevation to the south elevation together with the relocation of the existing bike shed.

Consultations & Notification Responses

Environmental Health – Advise a condition for a scheme for acoustic treatment of external plant and equipment be attached to any approval.

Manchester Airport Safeguarding Officer – No objection to the proposal.

Neighbours, as per Appendix 1 – No comments or objections received.

Policy

The following policies are considered relevant in the considerations of this application.

The Manchester Core Strategy Development Plan Document 2012-2027 - The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning

applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

Saved Unitary Development Plan (1995) policy DC26 - Noise

Places for Everyone

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 following policies are relevant:

- S1- Sustainable development
- S2 – Carbon and energy

Guide to Development in Manchester SPD 2007

Adopted in 2007, the Guide to Development supplementary planning document

- Chapter 4 – Environmental Standards

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - 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):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 2 – Achieving Sustainable Development
- Chapter 12 – Achieving well-designed and beautiful places.

Principle

The principle of relocating and modernising heating and cooling infrastructure in order to lessen the property's carbon footprint through an increased use of renewable / green energy sources is acceptable given the Council's commitment to reducing the carbon emissions of the city and reaching its net zero-carbon target by 2038. The proposal therefore accords with policies SP1 and EN4 of the Core Strategy, chapter 2 of the NPPF and chapter 4 of the Guide to Development in Manchester. However, consideration must also be given to the proposal's appearance and impact upon visual and noise.

Visual Amenity

The proposal involves the relocation of the existing units from the western elevation of the building to the southern side, within the designated car park area. Maple House is centrally positioned within Concorde Business Park, which comprises a number of office buildings and is served by private access roads restricted to business park users. The proposed new location is situated to the south of the building, where additional car parking spaces are present. This area

is bordered by existing trees, vegetation, and a metal railing fence, which collectively provide a degree of visual screening from Threapwood Road, thereby limiting the proposal's visibility from the public realm.

The proposal would not be visible from the public highway, and would only be visible from specific spots along Threapwood Road, the proposal should therefore have a minimal effect upon the visual amenity of the area and would cause less than substantial harm to the character and appearance of the host dwellinghouse, in accordance with policies SP1 and DM1 of the Core Strategy.

Noise

The proposed heat pumps and condensers are stated to have a sound level of between 77dBA – 78dBA (Daikin CZ HT Heat Pumps) and 56.3dBA – 89.6dBA (Daikin VRV 5 Air Conditioning) depending on operation modes. Although the nearest residential properties on Coxton Road are some distance away and screened by trees, consideration must still be given to the proposals potential to cause noise pollution to these properties. As per Environmental Health's feedback, a pre-commencement condition has been attached to the decision notice to ensure a noise impact survey is carried out and approved by the City Council to ensure the noise of the units does not create levels of harm for neighbouring properties.

Cycle Storage

The proposed relocation of the units would involve the removal of some cycle parking facilities. The applicant has proposed an alternative location for bike storage to ensure no cycle parking is lost.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, appearance, and impact upon existing levels of visual amenity, noise, and sustainability as it broadly complies with policies SP1, DM1 and EN4 of the Core Strategy, chapters 2, 8 and 12 of the NPPF and chapter 4 of the Guide to Development in Manchester.

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 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

1. 3 Year Time Limit:

The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2. Specified Plans:

The development hereby approved shall be carried out in accordance with the documents labelled:

- Application for Planning Permission stamped as received by the City Council as Local Planning Authority on the 12th of March 2025.
- Proposed Plan – Drawing number: 03, stamped as received by the City Council as Local Planning Authority on the 12th of March 2025.
- Proposed Location Plan – stamped as received by the City Council as Local Planning Authority on the 12th of March 2025.
- Product Specifications supporting information document(s) (x2), stamped as received by the City Council as Local Planning Authority on the 29th April 2025.
- Supporting Information – Resultant Sound Pressure Report - stamped as received by the City Council as Local Planning Authority on the 29th April 2025.
- Bike shed relocation Drawing number 04 as received by the City Council as Local Planning Authority on the 29th April 2025.

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. Specified Materials:

The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the submitted application form and approved documents.

Reason - To ensure the appearance of the site to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policy DM1 of the Manchester Core Strategy.

4. Noise:

NSE6 (External plant/equipment/servicing)

- a) Externally mounted ancillary plant, equipment 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 commencement of the use hereby approved the 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. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.
- 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 verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme 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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Manchester Airport Safeguarding Officer

Concorde House, Concord Business Park, Threapwood Road, Manchester, M22 0SP
Maple House, Concord Business Park, Threapwood Road, Manchester, M22 5LA
Rowan Court, Concord Business Park, Threapwood Road, Manchester, M22 0RR
Caravelle Court, Concord Business Park, Threapwood Road, Manchester, M22 5LA
Virgin Media Concord Business Park, Threapwood Road, Manchester, M22 0EY
Admin Buildings Ground Floor Room 111, Concord Business Park, Threapwood Road,
Manchester, M22 5LA
Concord Cafe, Concord Business Park, Threapwood Road, Manchester, M22 0RR
22 Coxtan Road, Manchester, M22 0FA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Airport Noise Index Zone - Noise and Nuisance Index - 40-49
Area Team Boundary - Name: SOUTH AREA