

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142166/VO/2025

Date registered valid: 7 April 2025

Proposal: City Council Development for Installation of 2no. external wall mounted condensing units to the rear elevation.

Address: Longsight District Library, Stockport Road, Manchester, M12 4NE

Ward(s): Longsight Ward

Applicant: Martyn Joyce Manchester City Council

Agent (if any): Drees & Sommer UK Ltd

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 May 2025

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit: 24 April 2025

Standard consultations: Printed: 10 April 2025 Expired: 3 May 2025

Neighbour notifications: Printed: 10 April 2025 Expired: 3 May 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to Longsight Library and Learning Centre, situated within the Longsight ward of Manchester.

Accessed off Stockport Road to the west/southwest, the site consists of a large part-single / part-two/ part-three storey building with a glazed elevation to its principal frontage with red brick elevations to its north/northwest, east/northeast, and south/southeast frontages. The site features a surface level car parking area to the east/northeast with various hard and soft landscaping features to its west/southwest.

The site is located in a predominantly commercial setting at the northern end of Longsight district centre and is bounded to the north/northwest by the Pakistani Community Centre, to the east/northeast by car parking area of Asda Longsight Superstore, to the south/southeast by Manchester South Youth Justice, and to the west/southwest by Stockport Road.



Description of development

The applicant is seeking permission for the installation of 2no. external wall mounted condensing units to the rear elevation.

Planning history

141274/P14J/2024 - Prior approval application for the installation of roof mounted solar PV panels to flat roofs – Approved (13.12.2024).

Consultations & Notification Responses

Local residents/Local Businesses, as per appendix 1 – no representations received.

Environmental Health made no objection to the proposal indicating that the closest residential properties and gardens are at a significant distance from the site. No adverse noise impacts are anticipated from the proposed condensing units as long as those specified in the application are installed (two Mitsubishi PUZ-ZM35VKA units).

Policies

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC26 – Development and Noise

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

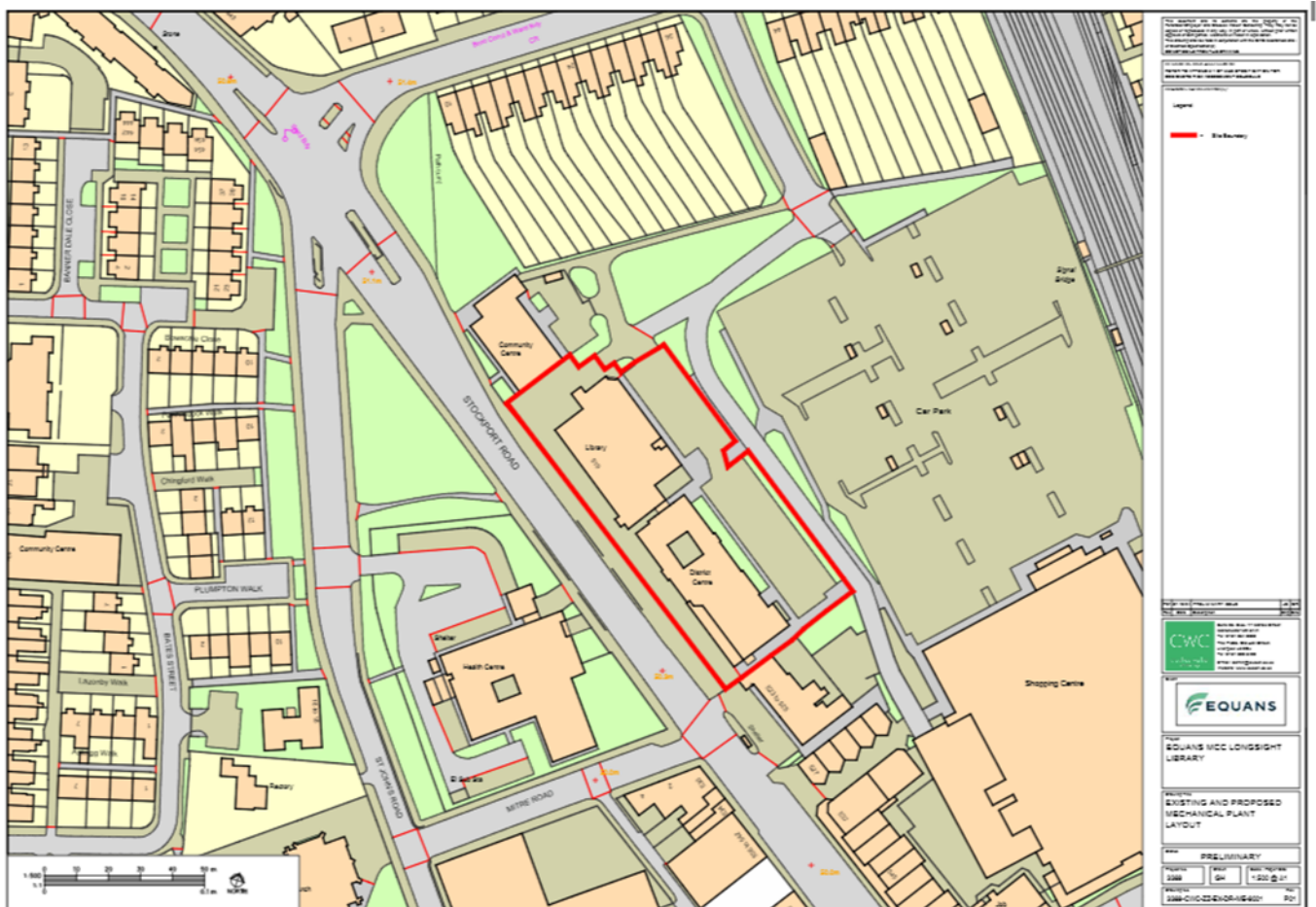
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

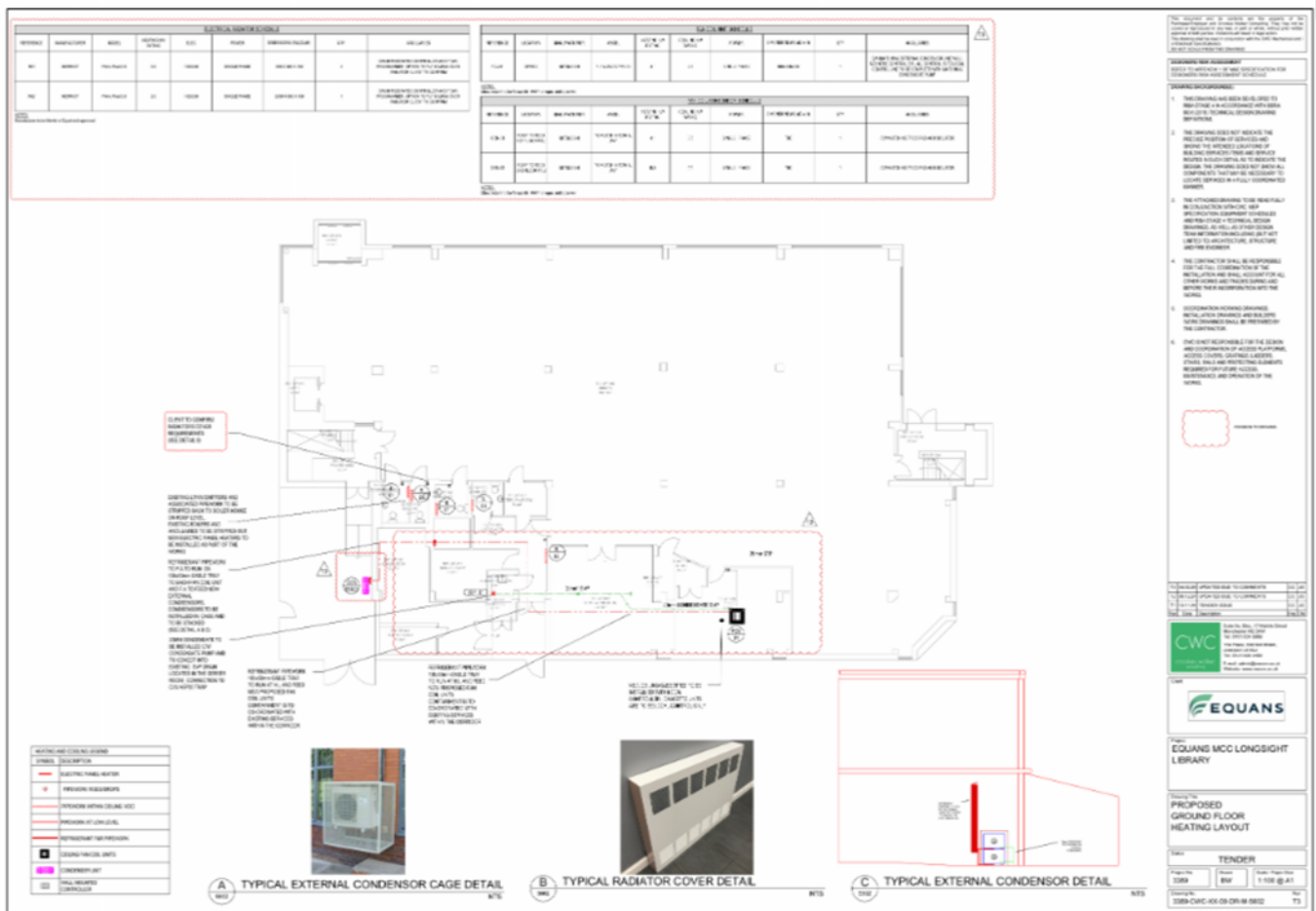
- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1: Sustainable Places



Submitted site location plan



Issues

Principle – the principle of installing 2no. external wall-mounted air conditioning units to the rear elevation of the building is acceptable given that these alterations would improve the existing conditions and usability of the library, to the benefit of staff and members of the public. However, consideration must be given to the proposal's appearance, impact upon the visual and residential amenity of the area, as well as noise generated by the proposal.

Appearance and visual amenity – the 2no. air conditioning units and associated refrigerant pipework would be located to the rear of the building, mounted to its south/southeastern elevation, adjacent to the existing car parking area within the existing plant compound area associated with the library. The air conditioning model to be used would be the Mitsubishi PUZ-ZM35VKA unit which features the following dimensions: 809mm by 300mm by 630mm. The air conditioning units would be enclosed with galvanised steel protection guards, finished in light grey.

Sited to the rear of the building, within the existing plan compound area, away from the public footpath and highway, the air conditioning units would not be highly visible within the street scene or public realm and should therefore avoid forming visually prominent features and have a minimal impact upon the visual amenity of the area, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Residential amenity and noise – given that the air conditioning units represent relatively minor additions to the building in terms of their scale and mass, with significant distances maintained to the nearest residential properties located to the north along Kirkmanshulme Lane (at least 75m), it is understood that the air conditioning units should not give rise to issues associated

with overshadowing, loss of light, loss of outlook, and loss of privacy, nor should they introduce visually overbearing features within the locale.

The submitted Noise Impact Assessment indicates that the ASHPs would be in operation 24 hours a day with a sound power level of 65dBA. However, given that the nearest residential properties and gardens are located a significant distance away from the application site (approximately 75m), no adverse noise impacts are anticipated, which has been confirmed by Environmental Health officers.

The proposal is therefore considered to accord with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of appearance, impact upon visual and residential amenity, and noise generated by the proposal, as it broadly complies with saved policy DC26 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy, chapter 12 of the National Planning Policy Framework and policy JP-P1 of the Places for Everyone joint development plan document.

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

'Application for Planning Permission', numbered 'PP-13778842', received by the City Council as Local Planning Authority on 14th February 2025.

Existing and Proposed Mechanical Plant Layout (site edged red) plan ref: 3389-CWC-ZZ-EX-DR-ME-9001 REV P01;
Proposed Ground Floor Heating Layout, plan ref:3389-CWC-XX-00-DR-M-5602 REV T3';
Easy~Fit Protective Guards Guide;
Air Conditioning Product Information- PKA-M R32 Power Inverter Heat Pump Wall Mounted System (Single Phase);
Noise Impact Assessment ref: R2308-REP01-JW dated 10 February 2025

received by the City Council as Local Planning Authority on the 14th February 2025.

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

3) 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 building to be developed is not adversely affected by the materials to be used in the construction of the developments, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Pharmacy, Asda Stores, Stanley Grove, Longsight, Manchester, M12 4NH
Ground Floor, 521 Stockport Road, Manchester, M12 4NE
Greater Manchester Pakistani Association, 481 Stockport Road, Manchester, M12 4NN
Asda Stores, Stanley Grove, Longsight, Manchester, M12 4NH
Longsight District Office, 523 Stockport Road, Manchester, M12 4LL
525 Stockport Road, Manchester, M12 4NE

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA