

Our Ref: WG/KN0009/17

18 October 2024

Planning Department
Manchester City Council
P O Box 532
Manchester
M60 2LA

via the Planning Portal

Dear Sir/Madam,

Application for Full Planning Permission
Octagon House, Hathersage Road, Manchester, M10 0EH
Planning Portal Reference: PP-13496782

Acting on behalf of Manchester Energy Partnership Limited ("MEPL"), we have pleasure in submitting a planning application in relation to the above site. This application represents the full resubmission of the previously approved scheme (ref. 127779/FO/2020), which expired earlier this year.

The application proposes:

"Erection of part single storey, part double height building to form an energy centre (sui generis) incorporating 3 thermal store silos, thermal store, ancillary plant equipment including air intake/exhaust vents, roof mounted dry air coolers and enclosed chimney, together with boundary treatment and alterations to the car park"

The application has been submitted via the Planning Portal. In addition to the completed Forms, the application comprises the following:

- Site Location Plan (Dwg no. OEC/PL/100);
- Existing Site Plan (Dwg no. OEC/PL/102);
- Proposed Site Plan (Dwg no. OEC/PL/001);
- Proposed Ground Floor Plan (Dwg no. OEC/PL/002);
- Proposed Roof Plan (Dwg no. OEC/PL/003);
- Proposed South Elevation (Dwg no. OEC/PL/004);
- Proposed North Elevation (Dwg no. OEC/PL/005);
- Proposed West Elevation (Dwg no. OEC/PL/006);
- Proposed East Elevation (Dwg no. OEC/PL/007);
- Proposed Street Elevation (Dwg no. OEC/PL/008);
- 3D Street View Looking North (Dwg no. OEC/PL/009);



- 3D Street View Looking South (Dwg no. OEC/PL/010);
- 3D Aerial View (Dwg no. OEC/PL/011);
- Cropped 3D Street Elevation (West) (Dwg no. OEC/PL/0012);
- Design, Access and Heritage Statement prepared by Artform Architects;
- Heritage Statement prepared by Artform Architects;
- Biodiversity Net Gain Report prepared by Urban Green;
- Habitat Management and Monitoring Plan prepared by Urban Green;
- Preliminary Ecological Appraisal prepared by Urban Green;
- Drainage Strategy prepared by PG Consulting;
- Transport, Access and Security Statement;
- Transport Statement
- Waste Management Statement;
- Waste Management Proforma;
- Emissions to Air Statement;
- Air Quality Impact Assessment;
- Environmental Standards Statement;
- Crime Impact Statement;
- Construction Management Statement;
- Noise and Vibration Statement; and
- Noise Assessment;

This letter outlines the nature of the proposed development and explains its compliance with national and local planning policy. Accordingly, it should form part of the application's consideration by the City Council.

THE SITE AND ITS SURROUNDINGS

The site is located at the junction of Hathersage Road and Carmoor Road in Manchester. It lies within a mixed-use area, with some residential development to its north, south and east, and with a parade of commercial units to its west. An electricity sub station is located to the north of the site.

The proposed Energy Centre will be located within the car park of Octagon House, which is a four-storey building providing office floorspace (previously occupied by United Utilities). Also, within the grounds of the site is a free-standing building, accommodating a data centre and switches, and a car park providing 175 spaces.

The site can be accessed by pedestrians from Hathersage Road and by vehicles from Carmoor Road. The site has some perimeter fencing and informal landscaping around its boundaries. Directly to the north of the site is plant equipment and an electricity sub-station, providing energy resources for the site.

It is notable that the site lies in very close proximity to Manchester's university and hospital corridor, with the site being located just 145m from Upper Brook Street, and less than 300m from the nearest



hospital building. As we explain below, the proposed Energy Centre is proposed to play a key function in providing sustainable green energy to serve uses throughout the surrounding area.

The site is in a highly sustainable location, being within easy walking distance of bus stops located on Upper Brook Street (which are situated within 235m of the site entrance). The site is also only 650m from Oxford Road, which is a high frequency public transport corridor. Oxford Road railway station, offering train connections across the sub-region, is only around 1.5 miles from the site.

The Proposed Development

The proposed development seeks to make a significant contribution to the strategic aims and economic growth of the Oxford Road Corridor area of the city of Manchester. The proposed development represents a like-for-like submission to the previously approved scheme on site, under ref. 127779/FO/2020. There have been no alterations to the design or purposes of the scheme since its approval.

In 2015, the application site was identified by ARUP, in a report commissioned by the GMCA Low Carbon Unit, to be the perfect site for a *decentralised* Generation Hub to service the heat and electricity needs of the Oxford Road Corridor and surrounding area. The secure site lies adjacent to ENW's main high voltage distribution infrastructure and primary sub-station, providing superb power resilience for the distribution network at the point of generation.

The fundamental aim of the Energy Centre is to be a key contributor to the Decentralised Community Energy Network, distributing locally generated electricity and heat to a diverse community of public-sector, commercial and bulk residential offtakes, helping to reduce their carbon emissions, lower consumption, conserve resources and reduce energy costs.

The proposed Energy Centre will supply electricity, heat and cooling, to a diverse group of stakeholders, each with very different energy consumption profiles, located within a project area of almost 5 sq.km. This area includes Manchester University NHS Foundation Trust, University buildings, a mix of social and private housing (serviced by an existing DHN), numerous purpose-built student accommodation blocks and commercial organisations, such as Heineken brewery.

The wider scheme, costing circa £30m, is led by Manchester Energy Partnership Limited ("MEPL"), a joint venture between Octagon Estates Ltd (developer of the Octagon Project) and Electricity North West (Contracts and Maintenance Division) Ltd (part of Electricity North West Ltd, the local DNO). It is supported by both Manchester City Council and the Greater Manchester Combined Authority, together with the Department of Business Energy and Industrial Strategy.

MEPL will initially construct 9.9Mw of CHP generation at the Octagon site, combined with renewables throughout the network, to supply stakeholders with sustainable, price stable and resilient energy sources. Each off-taker is at various stages of engagement, ranging from "firm interest" to having signed an MOU (an engagement process leading to a Supply Agreement).



The total Phase 1 demand is; heat 75 GWh and electricity 84 GWh, increasing to; heat 96 GWh and electricity 126 GWh, in Phase 2. A significant “anchor load” is the Manchester University NHS Foundation Trust, with which an MOU has been entered into, supporting a 21-year supply contract. This represents nearly 60% of the phase 1 off-take and will affect a saving of circa £1.4m in energy costs in year 1, increasing year on year, mitigate £10m in capital expenditure, significantly reduce on-site maintenance costs and plant failure risk.

Connection to the network, for which the proposed Energy Centre is a key initial element of, will assist all stakeholders in reducing carbon emissions, in line with Manchester City Council’s and GMCA’s targets to become carbon neutral by 2038. For MUFT this will yield a 20% reduction in present on-site emissions.

Planning History

127779/FO/2020- *Erection of part single storey, part double height building to form an energy centre (sui generis) incorporating 3 thermal store silos, thermal store, ancillary plant equipment including air intake/exhaust vents, roof mounted dry air coolers and enclosed chimney, together with boundary treatment and alterations to the car park-* Approved with Conditions 10th March 2021

CDN/24/0089- *Discharge of Conditions 7 (Contaminated Land) and 9 (Drainage) attached to planning permission 127779/FO/2020-* Refused 5th April 2024.

The previous planning permission ref. 127779/FO/2020 was approved on the 10th March 2021. The permission has subsequently expired.

Relevant Planning Policy

NATIONAL PLANNING POLICY

Paragraph 157 of the National Planning Policy Framework (NPPF) confirms that:

“The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”

Paragraph 163 confirms that:

“When determining planning applications for renewable and low carbon development, local planning authorities should:

a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and



b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.”

MANCHESTER'S CORE STRATEGY (2012)

The application proposal is entirely in-keeping with the Council's aspirations for the City, as set out in Manchester's Core Strategy (2012). The Development Plan has not been updated since the approval of the previous planning permission. The application site is located within the Central Manchester Policy Area, defined by the Core Strategy. Within this area, investment, innovation and sustainability is directed promoted via Policy EC 8.

Within Section 4 of the Core Strategy, the Council's vision for the City is outlined via a range of challenges to be achieved by 2027. Central to this vision is the requirement to:

“Meet the challenge of climate change at the forefront of environmental initiatives and improvements and continuing to deliver sustainable development and a more effective Green Infrastructure.”

The application proposals will directly assist this objective, by developing a centrally located, highly accessible and sustainable brownfield site.

Core Strategy Policy EN5 encourages low and zero carbon decentralised energy infrastructure proposals within the area surrounding the application site and the application proposals accord directly with the Policies objectives.

Core Strategy Policy EN7 confirms that there will be a general presumption in favour of low and zero carbon decentralised energy schemes, subject to a range of considerations. The application proposals accord with all such provisions, thus, the application accords fully with this Policy.

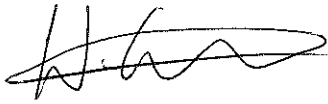
Conclusion

Having regard to our policy analysis outlined above and the accompanying suite of supporting documentation, we respectfully request that the City Council supports this application. The Development Plan promotes decentralised energy infrastructure proposals within the area surrounding the application site and the proposal will assist in achieving the Council's vision for Manchester.

We trust that the accompanying information is sufficient to enable the application to be validated. If you have any queries or require any additional to support this application, do let us know at your earliest convenience.

Yours faithfully,





**William Groarke BA (Hons) MSc MRTPI
Planner**

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