

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139245/FO/2024		
Date registered valid:	16 May 2024		
Proposal:	Installation of PV panels on the roof of the building.		
Address:	The Castlefield Hotel, Liverpool Road, Manchester, M3 4JN		
Ward(s):	Deansgate		Ward
Applicant:	Mr Steven Furby Ineco Energy		
Agent (if any):	Mr Steven Furby Ineco Energy		
Case officer:	Emily		Booth
	Tel: 0161 234		4193
	Email: emily.booth@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	9 July 2024		

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 03 June 2024

Standard consultations:

Printed: 26 June 2024 Expired: 17 July 2024

Neighbour notifications

Printed: 23 May 2024 Expired: 14 June 2024

Site notice

Posted: 3 June 2024 Expired: 24 June 2024

Press advert

Published: 4 June 2024 Expired: 18 June 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

Description of area

The proposal relates to the Castlefield Hotel and YMCA Club that is located within the Castlefield Conservation Area, which contains evidence of Manchester's Roman origins but is mostly defined by Victorian and Georgian assets of the very highest significance. These are legacies of Manchester's vital role in driving the global Industrial Revolution, thus making an important contribution to the history, legibility, and significance of the conservation area.

The hotel is a modern building constructed in red brick that isn't listed and isn't considered to be a non-designated heritage asset. It does currently make a generally positive contribution to the conservation area but could be improved by the relocation of M&E equipment.

To the North of the site is the Grade II listed Power Hall at the Museum of Science and Industry and running along the south and the west of the site is a Grade II listed viaduct.

The area surrounding the building contains a variety of uses including the Museum of Science and Industry, offices, residential, hotels, restaurant, bar and shop uses, Castlefield Arena and has a frontage to a Bridgewater Canal branch.

Description of development

Planning permission is sought for the installation of 88no. Photovoltaic solar panels on the existing low pitch rooves. Each panel would measure 1722mm x 1134mm x 30mm and would be fixed to brackets on top of the metal trapezoidal surface. The top of the panels would be 200mm above the roof surface. They would be arranged in an L-shape on the lower roof top and two long rectangular shaped arrangement on the higher roof. The building has parapet walls surrounding both rooves.

Class J of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 does not apply to this development as the building is within a Conservation Area.

Consultations & Notification Responses

Highway Services - Commented as follows:

Highways recommends continual monitoring and management of parking demands during construction; this is to ensure there is no adverse impact generated from any loss of car park spaces on the highway network. Sustainable travel to and from the site should be fully endorsed for both staff and visitors to the site.

The applicant should be advised that any requirements for licensing, hoarding /scaffolding, skips and any associated temporary traffic management arrangements, including Section 50, will need discussion and agreement with the council's Highway Network Management teams via Email - highwaylicences@manchester.gov.uk
highwaynetworkmanagement@manchester.gov.uk

Environmental Health - Confirmed no objection.

Network Rail - Confirmed no objection.

Helipad Manager - Confirmed no objection.

Manchester Airport Safeguarding Officer - Confirmed that they have no objection and advised that the applicant's attention should be drawn to the procedures for crane and tall equipment notifications.

Publicity -

The application was advertised in the local press as affecting a Conservation Area and a Listed Building; a site notice was displayed on site and letters were sent to surrounding residents. No responses were received.

Issues

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) states that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through actions including using new development and retrofit projects as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings. Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that:

Development in all parts of the City should:

- protect and enhance the built environment.
- create well designed places that enhance or create character.
- make a positive contribution to the health, safety, and wellbeing of residents
- consider the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity, or income.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.
- Maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed, and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage. Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation should be fully considered. Buildings and neighbourhoods should be made fully accessible to disabled people and new development should be sited so that it can be accessed by sustainable transport modes. Community safety and crime prevention should be considered. Refuse storage and collection should be managed.

Policy CC4 (Visitors, Tourism and Leisure) advises that development in the City Centre which improves facilities for visitors, including Manchester residents, will be promoted.

The Unitary Development Plan for the City of Manchester

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

Places for Everyone -

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-S 1 (Sustainable Development) aims to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Preference will be given to using previously developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

Policy JP-S2 (Carbon and Energy) states that the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.

Policy JP-S 4 (Resilience) states that development will be managed so as to increase considerably the capacity of its citizens, communities, businesses and infrastructure to survive, adapt and grow in the face of physical, social, economic and environmental challenges, including climate change. One key measure is supporting healthier lifestyles and minimising potential negative impacts on health including air pollution.

Policy JP-P2 (Heritage) states an aim to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

National Policy

Section 2 (Achieving sustainable development)

This chapter of the NPPF recognises the need to balance the use of resources to meet the challenges of environmental protection and climate change.

Paragraph 8c states that the environmental objective is to protect and enhance the natural, built, and historic environment, including adapting to climate change and moving to a low carbon economy.

Section 12 (Achieving well-designed places)

Paragraph 130 states that planning decisions should ensure that developments will function well and add to the overall quality of the area, are sympathetic to local character and history, including surrounding built environment.

Section 14 (Meeting the challenge of climate change, flooding, and coastal change)

This chapter of the NPPF gives emphasis to the radical reduction of greenhouse gas emissions, extend the uptake of renewable energy, and mitigate negative climatic impacts due to flood risk, and overheating from rising temperatures.

Paragraph 152 states that the planning system should support the transition to a low carbon future in a changing climate. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions and support renewable and low carbon energy and associated infrastructure.

Paragraph 158 states 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:
- b) approve the application if its impacts are (or can be made) acceptable.

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of Section 12 of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 197 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 194 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 200 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 201 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Under these criteria the effect of the proposal on the affected heritage assets has been considered as follows:

Visual Amenity, including the impact on the Character and Appearance of the Affected Heritage Assets -

The Council supports the transition to a low carbon future and development in the historic environment is acceptable provided that the special significance of heritage assets is conserved.

The panels are proposed to be sited on the rooves of the building. The roof surface of both rooves is situated behind a parapet that is taller than the panels and would conceal them from street level and most surrounding buildings.

Given the parapet, the low angle of tilt and the distance from the parapet, there would only be no views of the PV panels from street level.

Additionally, the building isn't a heritage asset and the panels would not be out of context with the material of the roof. An appropriate balance has been struck between these improvements and the need to maintain the special significance of the surrounding heritage assets, in accordance with local and national Planning policies.

It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the above-described works and are consistent with paragraphs 203 and 208 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The public benefits of the proposals are that the premises would be the reduction of the reliance on fossil fuels and reducing the output of CO2 emissions.

Sustainability

The application states that the proposal would generate over 160,95kWh of renewable energy per year delivering 17% of the site's electricity and reduce carbon by 234 tonnes per annum.

Given the above the proposals are considered to be in accordance with the above policies.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included advice about the information required to be submitted to support the application and to address issues. This has led to an acceptable proposal.

Condition(s) to be attached to decision for approval

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 have been carried out in accordance with the following drawings and documents:

The location plan received by the City Council as local planning authority on 13 February 2024

The drawings referenced:

IE-M502-P03 Rev D1 (2 proposed drawings)
IE-M502-P04 Rev D1

Received by the City Council as local planning authority on 13 February 2024

The Planning Statement prepared by Ineco Energy received by the City Council as local planning authority on 13 February 2024

The LR5-54HTH 435-450M product sheet prepared by Hi-MO6 Scientists received by the City Council as local planning authority on 13 February 2024

The email from Ineco Energy dated 28 06 24

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Network Rail
Helipad Manager
Manchester Airport Safeguarding Officer

Deputy Wardens Flat, Y H A Manchester, Potato Wharf, Manchester, M3 4NB

Y H A Manchester, Potato Wharf, Manchester, M3 4NB

119E Liverpool Road, Manchester, M3 4JN

119B Liverpool Road, Manchester, M3 4JN

117E Liverpool Road, Manchester, M3 4JN

117B Liverpool Road, Manchester, M3 4JN

119F Liverpool Road, Manchester, M3 4JN

117 Liverpool Road, Manchester, M3 4JN

36 Potato Wharf, Manchester, M3 4NB

Castlefield Centre, 101 Liverpool Road, Manchester, M3 4JN

119D Liverpool Road, Manchester, M3 4JN

119C Liverpool Road, Manchester, M3 4JN

119A Liverpool Road, Manchester, M3 4JN

117F Liverpool Road, Manchester, M3 4JN

117D Liverpool Road, Manchester, M3 4JN

117C Liverpool Road, Manchester, M3 4JN

117A Liverpool Road, Manchester, M3 4JN

28 Potato Wharf, Manchester, M3 4NB

26 Potato Wharf, Manchester, M3 4NB

24 Potato Wharf, Manchester, M3 4NB

22 Potato Wharf, Manchester, M3 4NB

20 Potato Wharf, Manchester, M3 4NB

18 Potato Wharf, Manchester, M3 4NB

16 Potato Wharf, Manchester, M3 4NB

14 Potato Wharf, Manchester, M3 4NB

12 Potato Wharf, Manchester, M3 4NB

10 Potato Wharf, Manchester, M3 4NB

8 Potato Wharf, Manchester, M3 4NB

6 Potato Wharf, Manchester, M3 4NB

4 Potato Wharf, Manchester, M3 4NB

2 Potato Wharf, Manchester, M3 4NB

34 Potato Wharf, Manchester, M3 4NB

32 Potato Wharf, Manchester, M3 4NB

30 Potato Wharf, Manchester, M3 4NB

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

Conservation Area - Castlefield Conservation Area 1979

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL