MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139051/FO/2024
Date registered valid:	19 January 2024
Proposal:	Installation of Air Source Heat Pumps within enclosure
Address:	Parrs Wood High School, Wilmslow Road, Manchester, M20 5PG
Ward(s):	Didsbury East Ward
Applicant:	Brian Taylor, E.ON Control Solutions Limited
Agent (if any):	Miss Selina Suzuki, Cogeo Planning & Environmental Services Ltd
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **19/02/2024**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 26/01/2024

Standard consultations:

Printed: 24 January 2024 Expired: 14 February 2024

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 26/01/2024 Expired: 16/02/2024

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The proposal relates to the buildings of Parrs Wood High School.

Listed building: Parrs Wood House – Grade II*

Conservation area: Not applicable

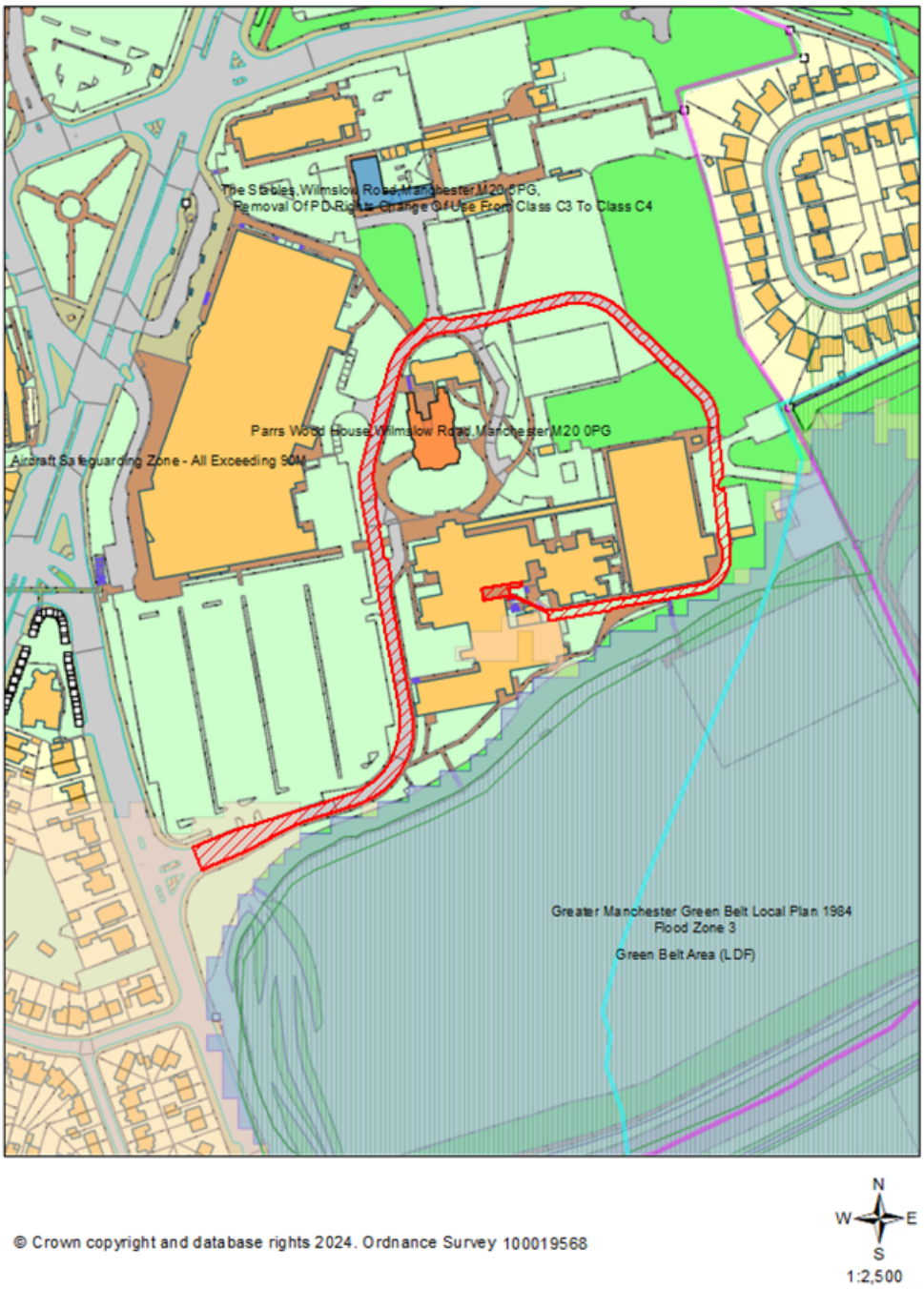
Tree Preservation Order: Not applicable

Figure 1. Location of ASHP and enclosures

Figure 2. Rear service area

Description of area

The site is located in the Didsbury East ward of Manchester. To the south is the Manchester Green Belt (Flood Zone 2 & 3). On the north of the site is the Grade II* listed Parrs Wood House.



© Crown copyright and database rights 2024. Ordnance Survey 100019568

Description of development

The applicant is proposing the installation of Air Source Heat Pumps within enclosure.

Table 1 Development Specifications

Component	Specification Detail
ASHP Unit	2x Conquest CXAX 046 SE SN Air-to-Water Heat Pump
Fence	Closed Board Timber (Tongue & Groove or Overlapped)

Planning History

139051/FO/2024

Description: Installation of Air Source Heat Pumps within enclosure

Decision: Pending consideration

136137/FO/2023

Description: Erection of 2.4 metres high weld mesh fencing, with associated pedestrian and vehicle gates, around the perimeter of the playing fields.

Decision: Pending consideration

133256/LO/2022

Description: LISTED BUILDING CONSENT for the re-building of the boundary wall adjacent the Synergy Building

Decision: Approved 03/10/2022

118957/FO/2018

Description: Erection of a single storey classroom building following demolition of existing HORSA hut

Decision: Approved 12/04/2018

118958/LO/2018

Description: Listed Building Consent for the demolition of the HORSA hut and erection of a replacement single storey classroom building

Decision: Approved 12/04/2018

117910/FO/2017

Description: Erection of a single storey classroom following demolition of existing building

Decision: Withdrawn 11/12/2017

109962/LP/2015/S2

Description: Lawful Development Certificate for proposed lawful development for the installation of solar photo-voltaic panels to the roof of the school buildings

Decision: Approved 05/10/2015

108702/VO/2015/S2

Description: City Council Development for installation of cycle stores and stands to provide 148no. cycle spaces

Decision: Approved 01/07/2015

104037/LO/2013/S2

Description: Listed Building Consent for internal alterations to allow new security system to front and rear

Decision: Withdrawn 28/03/2014

102044/FO/2013/S2

Description: Erection of single-storey infill extension to form new lobby including extension to dining hall and quiet room with new entrance to beauty therapy and new fire escape

Decision: Approved 31.05.2013

096627/LO/2011/S2

Description: LISTED BUILDING CONSENT for the installation of new flue

Decision: Approved 01.11.2011

096387/LO/2011/S2

Description: LISTED BUILDING CONSENT for internal remodelling involving the demolition of existing walls and construction of a slide fold partition to the ground floor and a plasterboard partition to the first floor to remodel the existing space.

Decision: Approved 25.08.2011

089166/VO/2009/S2

Description: CITY COUNCIL DEVELOPMENT Erection of new sliding entrance gate and 2.4m weld mesh fencing to entrance and installation of new entrance door to west elevation of the high school

Decision: Approved 15.07.2009

088616/FO/2008/S2

Description: Retrospective Application for the provision of two metal containers for storage of sports equipment for a temporary period of 2 years

Decision: Approved 29.01.2009

Consultations & Notification Responses

Consultations

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application.

They had no objection to the proposed development.

Notifications

Local Residents

Due to the location of the proposal within the site there are no local neighbours. A site notice was posted at the site entrance in lieu.

No one commented, objected, or gave their opinion on this application.

Policies & Principle

Summary of relevant policy

Applications for planning permission must be assessed against the local development plan, unless there are important reasons not to, as stated in planning law.

In considering this application, we consider the following policies relevant.

Local

- 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 is used to review development applications. We consider the following Core Strategy Policies relevant to this proposal.

- DM 1 - Development Management
- SP 1 - Spatial Principles
- EC 2 – Existing Employment Space
- EC 9 – South Manchester
- EN 1 - Design Principles and Strategic Character Areas
- EN 3 – Heritage
- EN 8 – Adaptation to Climate Change
- EN 16 - Air Quality

Extant Unitary Development Plan (UDP) - The Core Strategy replaced most of the UDP. However, some UDP Development Control policies are still in effect. The following extant policy are still considered relevant to this proposal.

- DC19 - Listed Buildings
- DC26 - Development and Noise

Regional

- Places for Everyone Plan - The Places for Everyone Plan is a strategic plan for nine of the 10 boroughs in Greater Manchester. Once Manchester adopts the Places for Everyone Plan, it will become part of the city's development plan.

National

- The National Planning Policy Framework (The NPPF) - The Government released the NPPF on March 27, 2012, and updated it on September 5, 2023. Here, you can find the government's planning policies for England. It also explains how to apply them. We consider the following sections relevant to this proposal.
  - Section 4 – Decision-making
  - Section 6 – Building a strong, competitive economy
  - Section 12 – Achieving well-designed places
  - Section 14 - Meeting the challenge of climate change, flooding and coastal change
  - Section 16 - Conserving and enhancing the historic environment

Principle of the development

The proposal's principle is acceptable. No factors in amenity terms would warrant refusal.

After careful consideration, it is concluded that the proposed development aligns with the Manchester Core Strategy, Extant UDP, and the NPPF. This conclusion is based on the assessment in the sections that follow.

The Manchester Core Strategy Development Plan (2012-2027)

We have assessed the proposal against the following policies of the Core Strategy.

DM 1 – Development Management

New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

We have assessed the proposal against the following issues.

Appropriate siting, layout, scale, form, massing, materials, and detail

The applicant is seeking the Installation of Air Source Heat Pumps within enclosure

The proposal is what is expected of this kind of development and the location of the proposed siting minimising any external effects.

Officers consider the new development to be acceptable in its siting, layout, scale, form, massing, materials, and detail.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposal cannot be seen from the street, so it does not change the street's character.

The proposed development won't significantly change the area's character, so its appearance is acceptable.

In general, the proposed development has little impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal is expected to have a negligible effect on privacy.

The proposal is expected to have a negligible effect on Air Quality. The installation of the Air Source Heat Pumps alongside roof mounted PV are designed to help reduce the CO2 emissions of the school.

The proposal in of itself has a minimal effect on local noise levels. Environmental Health assessed the proposal and as ASHP are normally quiet running, the location is surrounded by the school buildings and the nearest NSR is the hotel some distance away, a condition would not be required.

We understand that demolition and construction can be loud and disruptive to the local residents. Contractors should use construction guidance to reduce emissions and minimize disruptions for residents.

The proposal has no effect on road safety and traffic generation.

Overall, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

The proposal is therefore in accordance with this development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

The applicant and consultees did not find any contamination or stability issues at the site.

The proposal does not sit within a Conservation Area.

The site is not a listed building. The Grade II* Parrs Wood House is adjacent to the site but not within the curtilage of the proposal.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

The proposal has negligible impact on green infrastructure and balances development with existing green space.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

SP 1 - Spatial Principles

This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should ‘make a positive contribution to neighbourhoods of choice’.

We consider this proposal to accord with the principles of this policy.

EC 2 – Existing Employment Space

This policy explains how to improve and protect current places where people work.

We consider this proposal to accord with the principles of this policy.

EC 9 – South Manchester

This policy outlines the principles for employment opportunities in South Manchester.

We consider this proposal to accord with the principles of this policy.

EN 1 – Design Principles and Strategic Character Areas

This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the ‘Southern Character Area’.

We consider this proposal to accord with the principles of this policy.

EN 3 – Heritage

This policy outlines the key principles concerning Heritage and development management. In particular, development that complements and takes advantage of the distinct historic and heritage features of the city’s districts and neighbourhoods.

The development is considered to accord with the aspirations of this policy.

EN 8 – Adaption to Climate Change

This policy outlines the key principles of how all new development will be expected to be adaptable to climate change.

We consider this proposal to accord with the principles of this policy.

EN 16 – Air Quality

This policy sets out the key principles of air quality management in the city. The policy seeks to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport.

We consider this proposal to accord with the principles of this policy.

This proposal is considered to accord with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced most of the UDP, but some UDP policies still apply to this proposal.

DC19 - Listed Buildings

This policy outlines the key issues when considering the development proposals for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest.

We consider this proposal to accord with the principles of this policy.

DC26 - Development and Noise

This policy outlines the key issues to reduce the impact of noise on people living and working in, or visiting, the City.

We consider this proposal to accord with the principles of this policy.

Places for Everyone Plan

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

You can view the Inspectors' Report on the GMCA's website at Places For Everyone - Greater Manchester Combined Authority (greatermanchester-ca.gov.uk). In addition, a hard copy is available in Manchester Central Library, St Peters Square, Manchester M2 5PD between 9am - 8pm Monday to Thursday and 9am - 5pm Friday and Saturday.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 6 - Building a strong, competitive economy

Section 6. of the NPPF outlines the development management principles to help create the conditions in which businesses can invest, expand, and adapt.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

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

Section 12 outlines how 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.

Section 16 - Conserving and enhancing the historic environment

Section 16 of the NPPF outlines the development management regarding heritage assets.

Considering potential impacts (Para. 199-208)

These paragraphs outline when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

We consider this proposal to accord with the principles of the NPPF.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)
- Manchester Residential Quality Guide (July 2016) (MRQG)
- Manchester, Salford, and Trafford Strategic Flood Risk Assessment
- Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems
- Manchester City Council Planning and Noise Technical Guidance (2022)
- Air Quality & Planning Technical Guidance (2022)
- Planning and Contaminated Land Technical Guidance (2021)
- Greater Manchester Joint Waste Development Plan Document (GMJWDPD)
- Waste Storage and Collection Guidance for New Developments (2017)
- Hot Food Takeaway Supplementary Planning Document (2017)
- Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards (2020)
- Manual for Streets (2007)
- National design guide & National Model Design Code (2021)
- Outdoor advertisements and signs: a guide for advertisers (2007)

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.

Conclusion

We find the proposal's design, size, and appearance acceptable for this location. It won't harm nearby properties or the street's character. There are no other material considerations of enough weight to say otherwise. Due to these reasons, the proposal is not likely to have a negative impact. It aligns with the relevant Core Strategy, Extant UDP, NPPF policies, and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner. We assessed the proposal with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, and other material considerations. No significant problems have arisen during the consideration of this 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 plans**

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

a. Drawing - Location Plan	19 Jan 2024	THE LOCATION PLAN
b. Drawing - Site Plan	19 Jan 2024	SITE/BLOCK PLAN - EXISTING
c. Drawing - Site Plan	19 Jan 2024	BLOCK PLAN OF THE SITE
d. Drawing - Proposed	19 Jan 2024	ELEVATIONS
e. Supporting Information	19 Jan 2024	PLANNING STATEMENT

   Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy.

3. **Specified materials**

   The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA