

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139679/FO/2024
Date registered valid: 2 April 2024
Proposal: Installation of air handling unit and associated ductwork to roof
Address: Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Ward(s): Crumpsall Ward

Applicant: Mr Jonathan Bostock, Colour Synthesis Solutions Ltd
Agent (if any): Mr Nathan Pearce, Farrar Bamforth Associates Ltd
Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 16 May 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 22 April 2024

Standard consultations:

Printed: 15 April 2024 Expired: 7 May 2024

Neighbour notifications

Printed: 15 April 2024 Expired: 7 May 2024

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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to a large 13 storey tower and associated two storey floorspace bounded by Mill Brown to the north, Delaunays Road and Crumpsall Vale to the South. The building is occupied by a range of businesses associated with the science sector and is effectively a multi-let science park comprising a number of laboratories, office space and machine halls.

The two-storey element is enclosed a roof level by a parapet and guard rail with the roof incorporating a number of visitor parking spaces accessed via a ramp off Mill Brow. On the opposite side of Crumpsall Vale is a large, surface level car park for visitors which is flanked by the River Irk.

The host building forms a landmark feature in the area and could be classed as good example of brutalist architecture with the main tower incorporating a series of windows to provide a honeycomb effect, with the exterior clad in beige/grey coloured mosaic tiles.

The proposal includes the Installation of air handling unit and associated ductwork to roof to the East Machine Hall facing Mill Brow.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted a one objection letter was received from a local resident. The issues raised are as follows,

- o Noise pollution emanating from the tower.
- o Concerns regarding air pollution from fumes.
- o Increase in traffic from workers whilst carrying out the works, would impact on already congested traffic problem from the daily activity at the site.
- o future regeneration proposal of the area should take into consideration parking provision at Hexagon Tower is sufficient to reduce the disamenity caused by general traffic from all site traffic.

Environmental Health- raised no objection to the proposal subject to noise attenuation condition be attached to the consent.

Response to Objection

The majority of the issues raised by a local resident are associated with the daily activity of comings and goings at the site in relation to the amount of traffic in the area, and in particular car parking provision for the commercial use of the buildings having an detrimental impact within the area, along with the issue associated with fumes emanating from the site, these are not considered to be material planning considerations for this type of application. The proposal is for air handling equipment only, which has the potential to emanate noise that potentially can be an issue and has been raised by a local resident. In order to deal with this matter of noise control, environmental health have requested a noise condition to be added to the consent, which would control the noise levels of the proposed equipment and also take into consideration the accumulative impact of noise levels emanating from the site from the existing equipment.

Issues

National Planning Policy Framework (NPPF) defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through which local people, and their accountable Councils, can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making, this means that development proposals that accord with the development plan should be approved without delay unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.

The Manchester Core Strategy, Policy DM 1, Development Management - Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting,

layout, scale, form, massing, materials and detail. The 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 effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques in terms of Code for Sustainable Homes and BREEAM.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents'.

It is not considered that the proposal would have unacceptable impacts either individually or cumulatively when viewed in the context of recently approved scheme.

The Guide to Development in Manchester 2 - This Supplementary Planning Document seeks appropriate design, quality of public realm, facilities for; disabled users in accordance with the City Councils Design for Access 2 guidance, pedestrians, and cyclists. The promotion of a safer environment, through Secure by Design principles, appropriate waste management measures, and environmental sustainability evidenced under BREEAM or other standards.

Places for Everyone (2024) -

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 plan was adopted by the Council on 20 March 2024 and will come into effect from 21 March 2024. The plan sets out the kind of development that takes place across the city-region. It maximises the use of brownfield land and urban spaces; protects green belt land from the risk of unplanned development; releases some sites for housing and employment in key locations; ensures we integrate all new developments into Greater Manchester's transport network. Otherwise, new roads and transport will support them. The Plan and its policies are now a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance.

Principle of development - The general principle of installing air conditioning and associated duct work to support the functionality the commercial building is acceptable. However, the visual and residential impact of the installation of the plant and equipment has to be assessed.

Visual Amenity- The plant and equipment area has been previously identified and has become an established area where air handling equipment is present. This proposal increases the amount of units in this location. The plant area is situated on the roof of one of the two lower elements of the building. This structure is referred to as the East Machine Hall. The equipment would be visible from outside the site from Mill Brow to a certain extent. However, due to the distance from the public realm and the screening provided by the trees, the visual impact of the equipment is not considered to cause visual harm detrimental to visual amenity. Therefore, the visual impact of the equipment is acceptable.

Residential Amenity.

The closest potentially affected noise sensitive premises are considered to be the residential buildings on Blackley New Road. Environmental Health officers have no concerns over the installation, subject to the equipment being effectively attenuated to prevent any potential noise from the equipment affecting the occupiers of the surrounding residential properties. Therefore, an appropriate condition has been added to the consent.

The proposed siting is therefore considered to be acceptable and there should be no implications for residential amenity. Furthermore, to further protect the amenity of the occupiers of the residential properties an informative has been added to the consent, requested by environmental health officer to restrict the constriction hours.

Design and Materials

The design and the materials are typical of this type of installation and are considered acceptable.

Access

The application would have no implications for vehicular or pedestrian access to the site, neither of which will be affected by the location of the proposed development. The access points into and out of the site would remain unchanged and can be utilised by emergency vehicles and services. There is adequate circulation around the site.

For these reasons, the proposed erection of the air handling equipment is considered acceptable.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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 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 be carried out in accordance with the following drawings and documents:

P02, Location Plan, Planning Statement, The Product Technical Data by Mererga, stamped as received on the 2 April 2024.

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

3) 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 report shall be detailed along with any measures required 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, pursuant to Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

4) The development hereby approved shall be constructed using the materials specified on the approved drawings P02, Planning Statement, The Product Technical Data by Mererga, stamped as received on the 2 April 2024.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Informatives

1) Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Ground Floor, West Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Fourth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Third Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Lubrizol Part Tenth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
136 Old Market Street, Manchester, M9 8FH
34 Blackley New Road, Manchester, M9 8DB
36 Blackley New Road, Manchester, M9 8DB
8 Hexagon Close, Manchester, M9 8RN
Flat 14, 107 Old Market Street, Manchester, M9 8QN
Flat 16, 107 Old Market Street, Manchester, M9 8QN
Flat 12, 107 Old Market Street, Manchester, M9 8QN
Flat E, 1 Raysonhill Drive, Manchester, M9 8PW
Flat C, 1 Raysonhill Drive, Manchester, M9 8PW
MFT Renal Satellite Unit, Seventh Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Avecia Bst - Gnd Flrs, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Computer Centre, Crumpsall Vale, Manchester, M9 8GQ
8 Crumpsall Vale, Manchester, M9 8FW
4 Crumpsall Vale, Manchester, M9 8FW
32 Blackley New Road, Manchester, M9 8DB
38 Blackley New Road, Manchester, M9 8DB
1 Bottomley Side, Manchester, M9 8EZ
Flat 13, 107 Old Market Street, Manchester, M9 8QN
Flat 15, 107 Old Market Street, Manchester, M9 8QN
Flat 2, 107 Old Market Street, Manchester, M9 8QN
Flat 4, 107 Old Market Street, Manchester, M9 8QN
5 Hexagon Close, Manchester, M9 8RN
Flat F, 1 Raysonhill Drive, Manchester, M9 8PW
Machine Hall, Crumpsall Vale, Manchester, M9 8GQ
Ground Floor West, Machine Hall, Crumpsall Vale, Manchester, M9 8GQ
Ground And First Floor West, Machine Hall, Crumpsall Vale, Manchester, M9 8GQ
Ninth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
West Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Ground Floor, East Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
28 Blackley New Road, Manchester, M9 8DB
2 Bottomley Side, Manchester, M9 8EP
Flat A, 12 Raysonhill Drive, Manchester, M9 8PW
Flat C, 12 Raysonhill Drive, Manchester, M9 8PW
Flat A, 1 Raysonhill Drive, Manchester, M9 8PW
Ground Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
First Floor West, Machine Hall, Crumpsall Vale, Manchester, M9 8GQ
Ground Floor East, Machine Hall, Crumpsall Vale, Manchester, M9 8GQ
2 Crumpsall Vale, Manchester, M9 8FW
Fifth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Eighth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
12 Crumpsall Vale, Manchester, M9 8FW
Flat B, 12 Raysonhill Drive, Manchester, M9 8PW
Flat 9, 107 Old Market Street, Manchester, M9 8QN
Flat 5, 107 Old Market Street, Manchester, M9 8QN
B3 Cable Solutions, Delaunays House, Delaunays Road, Manchester, M9 8FP

First Floor, East Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Second Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Sixth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Eleventh Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
130 Old Market Street, Manchester, M9 8FH
24 Blackley New Road, Manchester, M9 8DB
40 Blackley New Road, Manchester, M9 8DB
Flat 7, 107 Old Market Street, Manchester, M9 8QN
Room 006 On Tenth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Fujifilm Pt 7th - 9th Floors, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
East Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
6 Crumpsall Vale, Manchester, M9 8FW
First Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Basement, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
First Floor, West Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
134 Old Market Street, Manchester, M9 8FH
26 Blackley New Road, Manchester, M9 8DB
42 Blackley New Road, Manchester, M9 8DB
2 Hexagon Close, Manchester, M9 8RN
3 Hexagon Close, Manchester, M9 8RN
Flat E, 12 Raysonhill Drive, Manchester, M9 8PW
Flat 3, 107 Old Market Street, Manchester, M9 8QN
Flat 1, 107 Old Market Street, Manchester, M9 8QN
Flat 11, 107 Old Market Street, Manchester, M9 8QN
7 Hexagon Close, Manchester, M9 8RN
Flat D, 1 Raysonhill Drive, Manchester, M9 8PW
Flat B, 1 Raysonhill Drive, Manchester, M9 8PW
132 Old Market Street, Manchester, M9 8FH
6 Hexagon Close, Manchester, M9 8RN
1 Hexagon Close, Manchester, M9 8RN
10 Crumpsall Vale, Manchester, M9 8FW
Flat D, 12 Raysonhill Drive, Manchester, M9 8PW
107 Old Market Street, Manchester, M9 8QN
31 Blackley New Road, Manchester, M9 8ES
1 Imperial Way, Manchester, M9 8FE
1 Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Tenth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
30 Blackley New Road, Manchester, M9 8DB
4 Hexagon Close, Manchester, M9 8RN
Flat F, 12 Raysonhill Drive, Manchester, M9 8PW
Flat 10, 107 Old Market Street, Manchester, M9 8QN
Flat 6, 107 Old Market Street, Manchester, M9 8QN
Flat 8, 107 Old Market Street, Manchester, M9 8QN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - North Manchester PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -

Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA