

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140139/FO/2024

Date registered valid: 11 June 2024

Proposal: Installation of 3 no. external air source heat pump units.

Address: Unit 3A Albany Road Trading Estate, Albany Road, Manchester , M21 0AZ

Ward(s): Chorlton Ward

Applicant: Screwfix Direct Ltd

Agent (if any): Miss Charlotte Mils, Hybrid Planning & Development

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **31/07/2024**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 25/07/2024

Standard consultations:

Printed: 21 June 2024 Expired: 12 July 2024

Neighbour notifications

Printed: 21 June 2024 Expired: 12 July 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

The application relates to a commercial warehouse building on the Albany Road Trading Estate in Chorlton. The proposal site is a small patch of grass land between the car park and the corner of the building, fenced in by an advertisement sign and the boundary fence to Albany Road.



Figure 1. Proposed location of the air source heat pump.

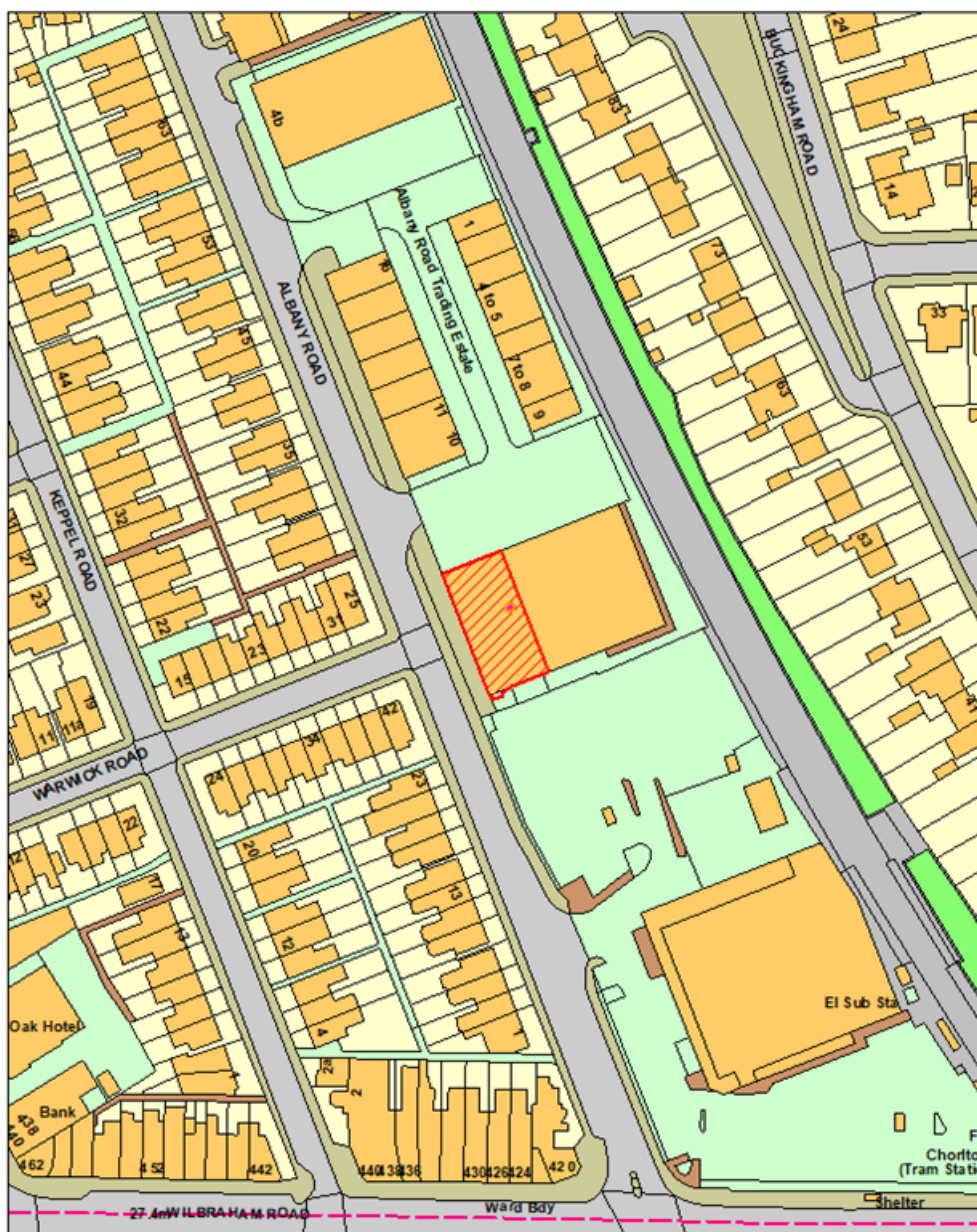
Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Albany Road is a mixed-use area adjacent to Chorlton District Centre, with a mixture of residential (Class C3, C4), commercial (Class E) and general industrial (Class B2, B8) buildings. The site borders the Metrolink tracks to the East, Morrisons supermarket to the South, Albany Road and residential properties to the West, and more Warehouse units to the North.



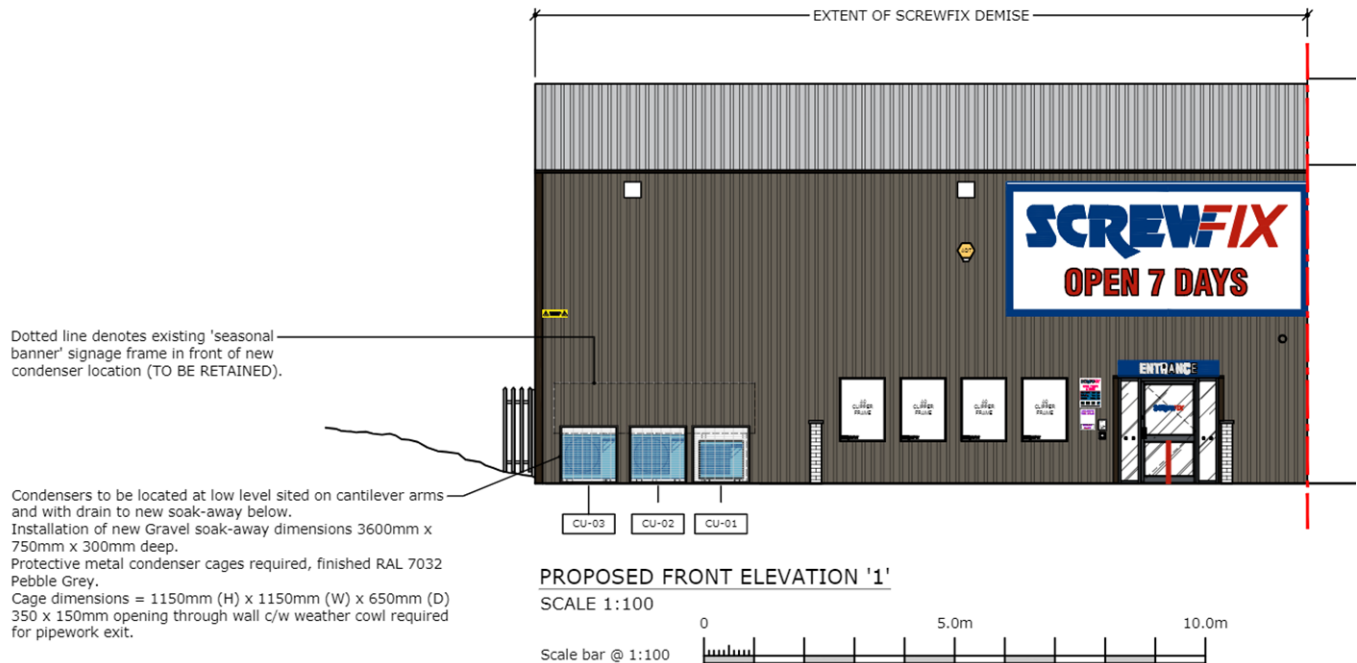
Description of development

The applicant is seeking permission for the installation of 3no. air source heat pumps to serve the commercial premises:

2no. Daikin RZA200D measuring 870mm (h) x 1100mm (w) x 460mm (d)

1no. Daikin RZAG50A measuring 734mm (h) x 870mm (w) x 373mm (d)

These are to be installed at low level and covered in grey protective condenser cages.



History

120756/AO/2018 – 18/09/2018 – Approved

Installation of 2no. externally illuminated fascia signs.

118151/FO/2017 – 15/01/2018 – Approved

Elevational alterations, including new entrance and access ramp to the south elevation, and alterations to the layout of the adjoining car park.

Consultations & Notification Responses

Manchester City Council Environmental Health – EH were consulted on this application. They had no objections to the proposed development and attached a condition regarding the requirement of a noise impact assessment prior to commencement of any operations.

Local residents, as per Appendix A, were consulted and invited for comment on the application – 1no. objection to the proposal was received due to concerns of noise pollution caused by the appliances and requests a noise survey is carried out prior to use.

Policy

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

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 forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management

- Policy SP1 – Spatial Principles
- Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

Places for Everyone

Places for Everyone (2022-2039) – 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.

The following policies are relevant:

- S1- Sustainable development
- S2 – Carbon and energy

Guide to Development in Manchester SPD 2007

Adopted in 2007, the Guide to Development supplementary planning document

- Chapter 4 – Environmental Standards

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 2 – Achieving Sustainable Development
- Chapter 12 – Achieving well-designed and beautiful places.

Principle

The principle of retrofitting the site through the installation of an air source heat pump in order to lessen the property's carbon footprint through an increased use of renewable / green energy sources is acceptable given the Council's commitment to reducing the carbon emissions of the city and reaching its net zero-carbon target by 2038. The proposal therefore accords with policies SP1 and EN4 of the Core Strategy, chapter 2 of the NPPF and chapter 4 of the Guide to Development in Manchester. However, consideration must also be given to the proposal's appearance and impact upon visual and residential amenity.

Residential Amenity

Given that the 3 proposed heat pumps represent a relatively minor addition to the property in terms of its scale and mass, it is understood that the proposal should not give rise to issues associated with overshadowing, loss of light, loss of outlook, and loss of privacy, nor should it introduce a visually overbearing feature within the street scene.

The proposal is therefore considered acceptable as it is believed to have a minimal impact upon the residential amenity of the area, in accordance with policies SP1 and DM1 of the Core Strategy.

Noise

The proposed heat pumps are stated to have a sound level of between 53dBA – 73dBA (Daikin RZA200D) and 49dBA – 63dBA (Daikin RZAG50A) depending on operation modes. With residential properties on the opposing side of Albany Road, consideration must be given to the proposals potential to cause noise pollution to these properties. As per Environmental Health's feedback, a pre-commencement condition has been attached to the decision notice to ensure a noise impact survey is carried out and approved by the City Council to ensure the noise of the units does not create levels of harm for neighbouring properties. This condition should also address the concerns raised in the objection to the proposal.

Visual Amenity

The proposed air source heat pumps would be mounted at low level to the front of the property's southern elevation, adjacent to the boundary with Albany Road. Two types of heat pumps are proposed; 2no. Daikin RZA200D measuring 870mm (h) x 1100mm (w) x 460mm (d) and 1no. Daikin RZAG50A measuring 734mm (h) x 870mm (w) x 373mm (d).

Sited at the front corner of the property, the proposed units would be visible from Albany Road to an extent, however the ground level of the warehouse is lower than that of Albany Road by roughly 1m, further obscuring their visibility from the street scene. Given the units relatively minor dimensions, it should not form a prominent visual feature within the street scene or public realm.

The proposal should therefore have a minimal effect upon the visual amenity of the area and would cause less than substantial harm to the character and appearance of the host dwellinghouse, in accordance with policies SP1 and DM1 of the Core Strategy.

Waste Storage

The current waste storage arrangements would be unaffected by this proposal.

Parking

The current parking arrangements would be unaffected by this proposal.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, appearance, and impact upon existing levels of visual and residential amenity, parking, and sustainability as it broadly complies with policies SP1, DM1 and EN4 of the Core Strategy, chapters 2, 8 and 12 of the NPPF and chapter 4 of the Guide to Development in Manchester.

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: Approval

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. 3 Year Time Limit:

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. Specified Plans:

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

- Application for Planning Permission stamped as received by the City Council as Local Planning Authority on the 29th of May 2024.
- Proposed External Elevations – Drawing number: 11007-103-03, stamped as received by the City Council as Local Planning Authority on the 29th of May 2024.
- Proposed GF Plans' – Drawing number: 11007-103-04.
- Product Specifications supporting information document(s), stamped as received by the City Council as Local Planning Authority on the 17th of June 2024.

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

3. Specified Materials:

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 site to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policy DM1 of the Manchester Core Strategy.

4. Noise:

- a) 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 safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Flat 1, 25 Albany Road, Manchester, M21 0BH
Flat 2, 25 Albany Road, Manchester, M21 0BH
Flat 3, 25 Albany Road, Manchester, M21 0BH
Flat 4, 25 Albany Road, Manchester, M21 0BH
SCREWFIX, Unit 3A, Albany Road Trading Estate, Albany Road, Manchester, M21 1AZ
61 Buckingham Road, Manchester, M21 0QT
Units 1 And 2, Albany Road Trading Estate, Albany Road, Manchester, M21 0AZ
Unit 2A, Albany Road Trading Estate, Albany Road, Manchester, M21 0AZ
63 Buckingham Road, Manchester, M21 0QT
25 Albany Road, Manchester, M21 0BH
Flat 6, 40 Warwick Road, Manchester, M21 0AX
Flat 5, 40 Warwick Road, Manchester, M21 0AX
Flat 4, 40 Warwick Road, Manchester, M21 0AX
Flat 3, 40 Warwick Road, Manchester, M21 0AX
Flat 2, 40 Warwick Road, Manchester, M21 0AX
Flat 1, 40 Warwick Road, Manchester, M21 0AX
23 Albany Road, Manchester, M21 0AY
59 Buckingham Road, Manchester, M21 0SB
55 Buckingham Road, Manchester, M21 0SB
53 Buckingham Road, Manchester, M21 0SB
57 Buckingham Road, Manchester, M21 0SB
31 Warwick Road, Manchester, M21 0AX

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) -
Area Team Boundary - Name: SOUTH AREA