

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138822/FO/2023

Date registered valid: 19 December 2023

Proposal: Installation of Air Source Heat Pump within associated compound following relocation of existing cycle parking stands

Address: Worthington House, Towers Business Park, Wilmslow Road, Manchester, M20 2RY

Ward(s): Didsbury East Ward

Applicant: KW Towers Ltd

Agent (if any): Brooke Evans, CBRE Ltd

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24.01.2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 28 December 2023

Standard consultations:

Printed: 21 December 2023

Expired: 14 January 2024

Neighbour notifications

Printed: 21 December 2023

Expired: 14 January 2024

Site notice

Posted: 28 December 2023

Expired: 19 January 2024

Press advert

Published: 2 January 2024

Expired: 23 January 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Didsbury St James Conservation Area 1970

Tree Preservation Order: Not applicable although trees are within the campus and the site is within a conservation area – see issues section of report for consideration

Description of area

The area comprising the application building and surrounding site is in use as a B1 office park that is located on Wilmslow Road, next to the Grade II* listed building known as the Towers and situated within Didsbury St James Conservation Area.

Description of development

The applicant is seeking to install an air source heat pump system and compound to Worthington House. Given the size of the proposed equipment and the need for airflow the equipment is required to be installed externally. This equipment and compound is to be sited on the area of an existing under used smoking shelter (hard standing base) with the visitor cycle parking to be relocated in close proximity to the entrance to Worthington House.

The ASHP will be screened by a hit and miss vertical timber boarded fence 2.4 m high. This will hide the mechanical plant behind a natural material obscuring the visual impact of the ASHP from the building and users of the Business Park but maintain the need for air flow to the unit to allow its operation and provide a barrier to prevent unauthorised access to the equipment.

Consultations & Notification Responses

Local residents/public opinion - No comments, objections or representations in support of the application have been received.

MCC Environmental Health - Have no objections subject to a condition relating to the acoustic performance of the equipment meeting a reduction below the baseline noise at the site and this being submitted and agreed prior to installation together with a verification stage.

Policy

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant Core Strategy policies for this application are as follows:

SP1 - Spatial Principles
DM1 - Development Management 1
EN4 Reducing CO2 emission
EN16 Air Quality
EN3 - Heritage
T1 - Sustainable Transport

The relevant UDP policies for this application are:

DC18.1 - Conservation Areas
DC26 - Noise

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

Relevant sections of the NPPF are:

- 2 'Achieving sustainable development'
- 14 'Meeting the challenge of climate change, flooding and coastal change'
- 16 'Conserving and enhancing the historic environment'

Issues

The principle - The applicant is seeking planning permission to install a new heating and cooling system for the building to replace a gas fired boiler system which is now reaching the end of its

operational life. As a result of the proposed external compound, some existing cycle parking spaces need to be relocated to the front elevation of the building.

Matters that require consideration are:

1. The impact of the proposal on the business park and use;
2. Impact on residential amenity
3. Impact on the Conservation Area
4. Impact on trees

The impact of the proposal on the Business Park and use - The business park comprises of 11 office buildings predominately three storeys in height centred on an internal access road. The main vehicular and pedestrian access to the site is from Wilmslow Road. There is also currently a secondary access from the gate lodge building located to the east of the main entrance.

The application relates to one of the office buildings to the north of the site known as Worthington House. The introduction of a new air source heat pump system to the building is not anticipated to give rise to unacceptable impacts to other users and occupiers of the business park. An appropriately worded condition is proposed to reduce noise emanating from the proposed equipment. The new system will allow the decarbonisation of the heating system of the building and will assist in modernising the existing office space within Worthington House.

The existing cycle parking spaces (Sheffield stands) are to be relocated to the front of the building and this relocation and reprovision is considered acceptable subject to an appropriately worded condition being attached to any approval.

Impact on Residential Amenity - Whilst there are residential properties near to the boundaries of the business park, it is considered that the proposed installation would not give rise to unacceptable impacts on the amenity of nearby residents. As indicated above a condition is proposed that would ensure noise levels from the equipment were kept within acceptable levels together with a verification stage.

Impact on Didsbury St James Conservation Area - In terms of the Conservation Area the external alterations to the premises are minimal and given the proposed location of these immediately adjacent to the modern office building and the screening with a timber hit and miss fence it is not considered that they will have an impact on the designated heritage asset, in this case the Conservation Area, which will continue to be preserved in accordance with saved policy DC18.1 of the UDP and policy EN3.

Impact on trees - The existing vegetation and trees will not be impacted by locating the ASHP in the former smokers shelter compound. The route for the power supply and refrigerant pipework connecting the ASHP to the building will be laid beneath the footpath preventing any green areas from being disturbed by the works.

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

The application has been determined in a positive and proactive manner. In this instance no issues have arisen during consideration of the application and a decision has been issued within statutory timescales.

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:

00 (00)105 DETAILED UNIT PLAN

00(00)104 Rev A PROPOSED ELEVATIONS

C2320-50-00-02 Rev P4 EXTERNAL PLANT COMPOUND BURED PIPEWORK OPTION

00(00)102 Rev A PROPOSED SITE PLAN

All as received by the City Council as local planning authority on the 13th December 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) 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 installation of the equipment 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) Within three months of 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 of the Core Strategy and saved UDP policy DC26.

4) The relocated cycle parking facilities as shown on approved drawing, reference 00(00)105 'Detailed Unit Plan' shall be installed prior to the first use of the equipment hereby approved and retained thereafter in situ.

Reason - To ensure that existing cycle parking provision is appropriately re provided in accordance with the submitted details pursuant to policy T1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Adamson House First Floor Suite B, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Part First Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Part Ground Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Suite C, Scotscroft Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Adamson House First Floor Suite 102A, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Ground Floor, Kingston House Towers Business Park, Wilmslow Road, Manchester, M20 2LX
Adamson House, Towers Business Park, Wilmslow Road, Manchester, M20 2YY
Kingston House Part First Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2LD
Kingston House Ground Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2LD
Car Spaces, Ocean House Towers Business Park, Wilmslow Road, Manchester, M20 2LY
First Floor, Ocean House Towers Business Park, Wilmslow Road, Manchester, M20 2LY
Ground Floor, Ocean House Towers Business Park, Wilmslow Road, Manchester, M20 2LY
Second Floor, Kingston House Towers Business Park, Wilmslow Road, Manchester, M20 2LX
Kingston House, Towers Business Park, Wilmslow Road, Manchester, M20 2LX
Didsbury House, Didsbury Park, Manchester, M20 5LJ
Adamson House Ground Floor Suite G29, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G33, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G35, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G37, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G15, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Ocean House, Towers Business Park, Wilmslow Road, Manchester, M20 2LY
Adamson House First Floor Suite 113, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 104, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 106, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Second Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Worthington House, Towers Business Park, Wilmslow Road, Manchester, M20 2HJ
Adamson House First Floor Suite 108, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 110, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G23, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G25, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G28, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G32, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House Ground Floor Suite G34, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G36, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G38, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G06, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G10, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 102, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Basement, Scotscroft Towers Business Park, Wilmslow Road, Manchester, M20 2RY
TOLTEC SYSTEMS LTD, Adamson House Ground Floor Suite G12, Towers Business Park, Wilmslow Road, Manchester, M20 2YY
Adamson House First Floor Suite 122, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 124, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 118, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 114, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G131, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G08, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
823 Wilmslow Road, Manchester, M20 2SN
Adamson House Ground Floor Suite G02, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G04, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 101, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G07, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G09, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G11, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 107, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 109, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 111, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G24, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G26, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 115, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 117, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House First Floor Suite 119, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 120, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 103, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 105, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
The Coffee Hub, Scotscroft Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Ground Floor, Scotscroft Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Adamson House Ground Floor Suite G14, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G16, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G17, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G19, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G20, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G21, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G22, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 121, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 123, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 116, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 125, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
819 Wilmslow Road, Manchester, M20 2SN
815 Wilmslow Road, Manchester, M20 2SN
The Lodge, 858 Wilmslow Road, Manchester, M20 2AU
Second Floor, Ocean House Towers Business Park, Wilmslow Road, Manchester, M20 2LY
821 Wilmslow Road, Manchester, M20 2SN
817 Wilmslow Road, Manchester, M20 2SN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - South Manchester PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Conservation Area - Didsbury St James Conservation Area 1970
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA