

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137528/FO/2023
Date registered valid: 11 July 2023
Proposal: Erection of single storey plant room for associated flats.
Address: Land Adjacent To Erneley Close, Manchester, M12 5RB
Ward(s): Levenshulme Ward

Applicant: Mr C Horrigan, One Manchester
Agent (if any): Mr Tom Adshead AG Architectural Solutions Ltd.
Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE
Date of recommendation: 08.09.2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 31 July 2023

Standard consultations:

Printed: 19 July 2023 Expired: 9 August 2023

Neighbour notifications

Printed: 19 July 2023 Expired: 9 August 2023

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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site relates to a landscaped area approx. sqm adjacent to Erneley Close situated north of Bickerdike Avenue. The site is bounded by low metal railings and there is currently some mature vegetation and a public footpath running through the application site.



Figure 1: Application site

The local area is predominantly residential in nature with Erenely Close consisting of 2 x four storey blocks of residential flats and 6 bungalows. The surrounding area mainly consists of low density two storey dwellings. Nutsford Vale Park is situated to the west of the application site.

Description of development

Planning permission is sought for the erection of a single storey plant room for associated flats. The proposal has been revised since the original submission to increase security around the application site in line with Greater Manchester Police's comments.

The proposed plant room would have approx. dimensions of Height 2.9metres, width of 3.6 metres and depth of 4.5 metres. The plantroom would house a new water storage tank, booster stores which would supply the flats with hot water on demand.

Consultations & Notification Responses

Local residents were notified however no responses were received.

Greater Manchester Police had no objections to the proposal and recommended the access to the space around the plant is restricted and the doors in the plant room should be certified to LPS 1175 SR2.

Environmental Health had no objections and recommended a construction hours and noise condition be attached to any approval.

Highways had no objections to the proposal.

Policy

National Planning Policy Framework (July 2021) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;

- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. paragraph 127).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

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.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

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.

Policy EN1 relates to design principles and strategic character areas and states that all development in Manchester will be expected to follow the seven principles of urban design listed below:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed

guidance may be given within a supplementary planning document:-

- Appropriate 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.
- 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.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Saved policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources, which are effectively outside planning control.

Issues

Principle

The proposal will provide essential support infrastructure to meet the needs of the residential dwellings along Erneley Close. The above policy frameworks, including national planning policy supports the development of healthy cities. On this basis, the principle of the proposal is considered acceptable. The issues which are considered material to this application are the impacts on the residential amenity, visual impact of works and the appearance.

Visual impact of works

The development is of relatively small scale. The proposed plant room would be 2.9 metres in height, set against the backdrop of a 4 storey building and would be constructed in grey brickwork, with light grey mortar and flat roof to match the adjacent flats. Given the location of the plant and the relationship with the adjacent housing block secure gates have been introduced to prevent loitering and security risks between the two structures. The gates would measure approx. 2 metres and have a similar appearance to the existing boundary treatment around the site. In addition, the plantroom is set well back into the landscaped area and will not be easily viewed from Bickerdike Avenue given the retention of the existing vegetation and trees located within the application site. In visual terms, the impact of the development is therefore considered to be minimal.

Residential Amenity

The works are proposed at ground floor level with a small number of flats in close proximity to the proposed plant room. It is not considered that they would present a significant noise disturbance to residents, subject to an appropriate noise reduction being achieved. In accordance with the comments of Environmental Health a condition is therefore proposed to ensure that an appropriate noise reduction is achieved.

Conclusion

The proposal represent minor and acceptable development to provide a sustainable source of heating and hot water to the adjacent housing block. The physical impacts of the development are acceptable with and the development accords with the Council's and national targets to drive down carbon emissions towards net zero by 2038 with a 50% reduction achieved by 2025.

The development therefore complies with Chapter 12 of the NPPF, Core Strategy policies EN1 , SP1, DM1 and DC26 of the UDP.

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:

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report.

The scheme is considered to be in accordance with the guidance contained within saved policies of the Unitary Development Plan for the City of Manchester 1995 and the Core Strategy Development Plan Document 2012.

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:

Drawing: Location Plan ref. 2023.06.OS

Document: Design and Access Statement

Stamped as received by the City Council as Local Planning Authority on 11 July 2023

Drawing: Elevations, Site & Floor Plans ref. REVA

Stamped as received by the City Council as Local Planning Authority on 24 August 2023

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) The development hereby approved shall be carried out in accordance with the materials as set out in the drawings:

Design and Access Statement

Application Form

Stamped as received by the City Council as Local Planning Authority on 11 July 2023

Reason- To ensure that the appearance of the development is acceptable to the City Council as local planning authority, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

4 a) The building shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the building and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. 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 occupation of the development 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

7 Hemmons Road, Manchester, M12 5TA
9 Hemmons Road, Manchester, M12 5TA
3 Hemmons Road, Manchester, M12 5TA
30 Erneley Close, Manchester, M12 5RB
24 Erneley Close, Manchester, M12 5RB
13 Erneley Close, Manchester, M12 5RB
1 Erneley Close, Manchester, M12 5RB
1 Hemmons Road, Manchester, M12 5TA
8 Erneley Close, Manchester, M12 5RB
6 Erneley Close, Manchester, M12 5RB
5 Erneley Close, Manchester, M12 5RB
4 Erneley Close, Manchester, M12 5RB
34 Erneley Close, Manchester, M12 5RB
32 Erneley Close, Manchester, M12 5RB
3 Erneley Close, Manchester, M12 5RB
28 Erneley Close, Manchester, M12 5RB
26 Erneley Close, Manchester, M12 5RB
22 Erneley Close, Manchester, M12 5RB
2 Erneley Close, Manchester, M12 5RB
17 Erneley Close, Manchester, M12 5RB
15 Erneley Close, Manchester, M12 5RB
14 Erneley Close, Manchester, M12 5RB
12 Erneley Close, Manchester, M12 5RB
10 Erneley Close, Manchester, M12 5RB

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA