MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138109/JO/2023
Date registered valid:	15 September 2023
Proposal:	Variation of condition numbers 2 (specified plans) and 3 (final details of other works) from Listed Building Consent reference 136153/LO/2023 to allow an amendment to the support structure for the Air Source Heat Pumps and an increase in the finished height of the ASHP and living wall screening by 500mm
Address:	Didsbury Library, 692 Wilmslow Road, Manchester, M20 2DN
Ward(s):	Didsbury West Ward
Applicant:	Mr Conal Spellacy Manchester City Council
Agent (if any):	Mr Robert Swiatek AA Projects
Case officer:	Robert Griffin Tel: 0161 234 4527 Email: robert.griffin@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**26.10.2023**

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit: 04.10.2023

Standard consultations:
Printed: 18 September 2023 Expired: 9 October 2023

Neighbour notifications
Printed: 18 September 2023 Expired: 9 October 2023

Site notice
Posted: 4 October 2023 Expired: 25 October 2023

Press advert
Published: 26 September 2023 Expired: 10 October 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Blackburn Park Conservation Area 1979

Tree Preservation Order: **N/A**

Description of area

The application site is the Grade II Listed Didsbury Library and associated car parking area to the rear. There are a number of Grade II listed buildings adjacent the application site including the Emmanuel Church on Barlow Moor Road; the War Memorial to the front of the Library; 694 Wilmslow Road and number 6 Barlow Moor Road.

Didsbury Library was erected in 1915, founded by Fletcher Moss, designed by City Architect Henry Price and funded by American philanthropist Andrew Carnegie. The building occupies a prominent position off Wilmslow Road, with pedestrian access gained via the leading approach to the principal elevation and main entrance.

The library is constructed in the fifteenth century gothic style, with facades of red brick and Portland stone, which is well harmonised with the surroundings within and outside the curtilage of the library. Tracery windows and emblems of Science, Knowledge, Literature, Music and Arts and Crafts are distributed over the building in stone.

To the west of the building is the vehicular access via the tarmac surfaced drive off Barlow Moor Road, leading into the small car park, enclosed by local red brick boundary walls. Planting and shrubbery are prominent around the site and softens the setting of the building, with trees in some cases obscuring views of the building's elevations.

Description of development

The proposals are part of a wider City Council project to decarbonise it's estate through the introduction of low and zero carbon infrastructure to provide heating and power and remove carbon based gas boilers and other equipment. In terms of this application the proposals seek to vary the listed building consent previously granted for the Installation of air source heat pumps within a "living wall" compound to amend the height of the compound around the air source heat pumps.

The proposed ASHP are to be located in the northwest corner of the existing car park, backed against the existing masonry wall. The new ASHP will be screened visually using a 2.9m high living wall screen to minimise the visual impact of the installation on the external surroundings of the library.

The existing basement boiler room will remain a plantroom. The existing mechanical and electrical infrastructure and plant will be completely removed to make space for new equipment. The existing equipment in this space is not known to have any historical significance or relationship to the building's listing.

The internal areas of the building will have their existing light fittings removed, and new light fittings installed in the existing position. The existing wiring will be reused minimising any disruption to wider internal fabric and finishes.

The new ASHP will run hot water around the building's heating system at a lower temperature than the current gas boilers. This will require the installation of additional heat emitters, or radiators, in various locations. Six new radiators will be installed on the ground floor, and two new radiators to the first floor. The new radiators will be supplied from the existing radiators in close proximity to the proposed locations. Pipework will be surface mounted. This will avoid long pipe runs from the plantroom and minimise the impact to internal fabric and finishes.

The proposal is to screen the ASHP using a living wall, or 'green screen', consisting of low maintenance planting on a 2.9m high framework, to create a wall of plants.
The plants will be evergreen and low maintenance and be selected to increase biodiversity to this corner of the car park.

The original application for listed building consent was supported by a commensurate Heritage Statement.

Since the granting of listed building consent further details have been provided relating to the internal works to the listed building.

Consultations & Notification Responses

Neighbouring properties were notified of the proposals, a site notice was posted and an advertisement placed in the Manchester Evening News as a proposal affecting a listed building, no responses were received.

Policy
Relevant policies within the Development Plan for the consideration of the application proposals are:
Manchester Core Strategy
SP1 - Spatial Principles
DM1 - Development Management

EN3 - Heritage
EN4 - Reducing Co2 Emissions
EN6 - Target framework for Co2 reductions
Saved Unitary Development Plan
DC18'Conservation Areas'
DC19'Listed Buildings'
DC26'Noise'

National Planning Policy Framework
Paragraphs: 10 &11 (presumption in favour of sustainable development); 154 (reduce greenhouse gas emissions); 155 (increase use and supply of renewable and low carbon energy and heat); 158 (approve applications for renewable and low carbon development if impacts are acceptable) 199-202 (conserving and enhancing the historic environment).

Issues

The principle for the provision of low and zero carbon energy infrastructure is generally considered acceptable subject to further consideration of impacts on the settings of, and to the Listed Building.

Impacts on Designated Heritage Assets
External works including ASHP and compound - The proposals are located within the setting of the Didsbury Library Grade II Listed Building and are set in close proximity but set off the boundary walls between the Library and the Grade II Listed Emmanuel Church. The original application was accompanied by a commensurate Heritage Statement which identifies the archaeological, historic and aesthetic values of the building and significance.

As well as the Listed Buildings on and adjacent the site, the proposals also lie within the Blackburn Park Conservation Area. Consideration of the impacts on the Conservation Area have been considered as part of the accompanying full application.

The proposed compound is located within an existing hard standing area that is located to the rear of the library accessed by vehicles from Barlow Moor Road. Areas of low levels planting and trees are located around the library and the vehicular entrance from Barlow Moor Road, with the boundary wall and tarmac dominating the appearance of the area where the proposed compound and ASHP equipment is to be located. Whilst appreciation of the boundary wall would be diminished as a result of the proposal, the wall has clearly undergone several periods of rebuilding and strengthening. The wall would still be retained and would be still form the physical separation between the listed buildings. In this instance the introduction of planting within the living wall screen around the compound would assist in reducing the visual impacts on the setting of the listed building. It is considered that there would be less than substantial harm to the significance of a designated heritage assets in this area. In this instance the public benefits derived from the proposed decarbonisation project outweigh the visual harm of the introduction of this compound.

Internal and external alterations to the Listed Building - The proposals have been designed to be sympathetic to the building fabric and to minimise interventions. There is a requirement for cabling and piping to be installed into the building from the outside ASHP and electricity source. As such the applicant has identified a basement window that would allow much of these works to enter into the building. However, some external piping will need to be brought into the building following further survey work. Further details of these works has been provided under a condition discharge request and it is proposed to amend condition 3 as a result to reflect this.

It is considered that the proposals would lead to less than substantial harm to the significance of

the designated heritage assets. The replacement of fossil fuel based heating system with a zero/low carbon installations is considered to derive public benefits that outweigh the harm of the introduction of new equipment and fixtures into the building and are 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 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.

Recommendation: Approve

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 listed building consent reference 136153/LO/2023 that date being 4th May 2023.

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:
6300 Rev 3 'All Floors Proposed Lighting and Emergency Lighting Upgrade'; 6776-M-DR-04 01 Rev B 'Ground Floor radiator's; 'Didsbury Library Proposed layout' 6776-M-DR-02 01 Rev B; 6776-M-DR-05 01 Rev B 'First Floor Radiators'; Design and Access Statement and; Heritage Statement prepared by AAP Projects all as received by the City Council as local planning authority on the 3rd February 2023

19972-DL-010 Rev C ' Proposed External Works'; 19972-DL-204 Rev A 'Proposed Elevations 1-3 Option 2'; 19972-DL-205 Rev A 'Proposed Elevations 4-6' Option 2; BF16046-001.dwg; all as received by the City Council as local planning authority on the 14th September 2023

'Condition Discharge Information Pack Two' prepared by AAP projects and including the Living Wall details drawing references: 9010 Revision T1 'Didsbury Library Green Wall Frame Plan and detail' prepared by Clancy; and, 205_004 'plan and section/break-down' prepared by IWANTPLANTS

Design and Access Statement and; Heritage Statement prepared by AAP Projects all as received by the City Council as local planning authority on the 3rd February 2023

Arboricultural Statement prepared by Cheshire Woodlands as received on the 20th April 2023

Details and documents relating to condition discharge reference CDN/23/0540

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) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

a) Full and final details of the radiators to be installed together with methods of fixing and routing of associated pipework and colouration of the radiators to be installed based upon a full review of the colour of existing radiators.

Reason- To ensure that the proposed works to a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest are undertaken in accordance with best conservation practice to protect the character and appearance of this building and in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Didsbury War Memorial, Wilmslow Road, Manchester, M20 2DN
Home Cafe, St James And Emmanuel Church, Barlow Moor Road, Manchester, M20 6TR
2 Barlow Moor Road, Manchester, M20 6TR
St James And Emmanuel Church, Barlow Moor Road, Manchester, M20 6TR
LA CANTINA, 653B Wilmslow Road, Manchester, M20 6QZ
Ground Floor, 6 Barlow Moor Road, Manchester, M20 6TR
Flat At, Station Hotel, 682 Wilmslow Road, Manchester, M20 2DN
23A Barlow Moor Road, Manchester, M20 6TN
Flat 10, Crossway House, 7 Crossway, Manchester, M20 6TE
Flat 9, Crossway House, 7 Crossway, Manchester, M20 6TE
6 Barlow Moor Road, Manchester, M20 6TR
First Floor, 6 Barlow Moor Road, Manchester, M20 6TR
17 Barlow Moor Road, Manchester, M20 6TN
29A Barlow Moor Road, Manchester, M20 6TN
21A Barlow Moor Road, Manchester, M20 6TN
19A Barlow Moor Road, Manchester, M20 6TN
694 Wilmslow Road, Manchester, M20 2DN
688 Wilmslow Road, Manchester, M20 2DN
684 - 686 Wilmslow Road, Manchester, M20 2DN
659 Wilmslow Road, Manchester, M20 0RA
Station Hotel, 682 Wilmslow Road, Manchester, M20 2DN
Ground Floor Flat, 6 Barlow Moor Road, Manchester, M20 6TR
TESCO Express, 653A Wilmslow Road, Manchester, M20 6QZ
Flat 8, Crossway House, 7 Crossway, Manchester, M20 6TE
Flat 5, Crossway House, 7 Crossway, Manchester, M20 6TE
Flat 2, Crossway House, 7 Crossway, Manchester, M20 6TE
5 Norgate Street, Manchester, M20 2DG
29 Barlow Moor Road, Manchester, M20 6TN
23 Barlow Moor Road, Manchester, M20 6TN
25A Barlow Moor Road, Manchester, M20 6TN
17A Barlow Moor Road, Manchester, M20 6TN
O'Neills, 655 - 657 Wilmslow Road, Manchester, M20 6RA
Flat 7, Crossway House, 7 Crossway, Manchester, M20 6TE
Flat 6, Crossway House, 7 Crossway, Manchester, M20 6TE
Flat 4, Crossway House, 7 Crossway, Manchester, M20 6TE
Flat 3, Crossway House, 7 Crossway, Manchester, M20 6TE
Flat 1, Crossway House, 7 Crossway, Manchester, M20 6TE
9 Norgate Street, Manchester, M20 2DG
7 Norgate Street, Manchester, M20 2DG
3 Norgate Street, Manchester, M20 2DG
1 Norgate Street, Manchester, M20 2DG
21 Barlow Moor Road, Manchester, M20 6TN
27 Barlow Moor Road, Manchester, M20 6TN
25 Barlow Moor Road, Manchester, M20 6TN
19 Barlow Moor Road, Manchester, M20 6TN
15 Barlow Moor Road, Manchester, M20 6TN

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
Conservation Area - Blackburn Park Conservation Area 1979
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA