

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137174/FO/2023

Date registered valid: 10 July 2023

Proposal: Installation of 5 x roof mounted air source heat pumps housed adjacent to the plant room.

Address: Manchester Communication Academy, 2A Silchester Drive, Manchester, M40 8NT

Ward(s): Harpurhey Ward

Applicant: Mr Andrew Woolley, Manchester Communication Academy

Agent (if any): Ashley Bullock, Energy Intelligence Ltd

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10 August 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 4 August 2023

Standard consultations:

Printed: 18 July 2023 Expired: 8 August 2023

Neighbour notifications

Printed: 20 July 2023 Expired: 10 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

Description of site/building

The application site relates to the one of the flats roofs associated with Manchester Communication Academy – an educational establishment providing secondary education.



View of relevant rooftop (indicated by arrow) when viewed from from Silchester Drive

The host roof forms one of a series of rooftops ranging from 1-3 storeys in height, associated with ancillary elements of the main school campus.

The roof is situated to the southern side of the school, separated from Silchester Drive by an intervening, sloped grass verge, internal access road and perimeter hedge planting.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

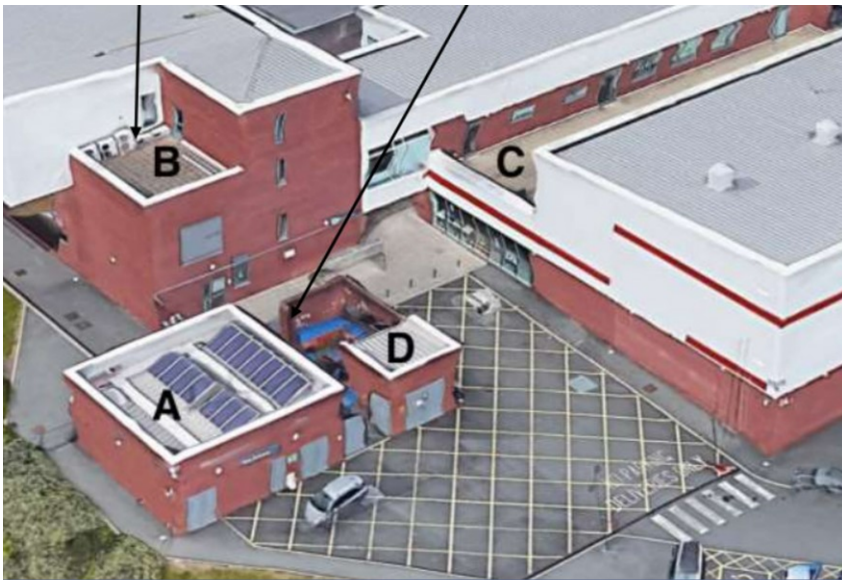
Description of area

The application site is situated adjacent to the main north/south arterial route of Rochdale Road and busy, east-west route of Queens Road

With the exception of the school subject to this application, the immediate context is largely residential in character, comprising a combination of 2 storey dwellinghouses and 3-4 apartment buildings.

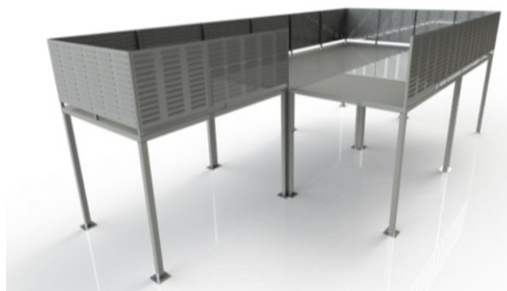
Description of development

Planning permission is sought for the installation of 5 no. roof mounted air source heat pumps.



Rooftop view – rooftop labelled B is the proposed location of the installation

The proposed pumps would be housed within a metal, modular box frame and sit at a height of 2.5 metres above the surface, shrouded by louvred panels to shield them from view. The enclosing structure would be fixed to the surface and painted in dusty grey (RAL 7037).



The units themselves comprise high temperature mono bloc air to water heat pumps. The above images show the appearance of the proposed pumps and supporting frame.

Consultations & Notification Responses

Local Residents/Occupiers – 1 representation has been received in which it is queried what the noise level will be, as well as hours of use, due to concerns about the impact to neighbours.

Environmental Health – A condition relating to the noise level of external equipment is advised. The submitted Acoustic Report does not meet with the Council's noise criteria and therefore further information is required prior to first use of the equipment, along with a verification report to confirm the equipment meets with the Council's required noise criteria post installation.

Planning History

116369/JO/2017

Variation of conditions 2, 12 and 15 attached to previously approved planning permission 106653/FO/2014/N1 to allow for modifications to new car parking area to east of Lathbury Road (layout and capacity) and introduction of 6 no. cycle spaces within new car park. *Approved 13 July 2017*

106653/FO/2014/N1

Construction of new external 3G Artificial Turf Pitch (ATP) on part of existing school playing fields, together with new 4.5m high boundary fencing to pitch, 8 no. 15m high floodlighting columns, creation of new natural turf bund area to south-west of new pitch, and creation of new 55 space car park accessed off Lathbury Road and associated works. *Approved 6 May 2015.*

088332/VO/2008/N1

Erection of a three-storey secondary school building with vehicular access from Silchester Drive and associated playing pitches, landscaping, sports hall, car parking bus drop off facility and boundary treatments. *Approved 2 March 2009.*

088096/VO/2008/N1

Erection of temporary fencing 2.4 metres and 1.2 metres in height and temporary hoarding 2.4 metres in height. *Approved 11 December 2008.*

Policy

The following policy and guidance is relevant to the consideration of this application:

- Saved policy DC26 of the Unitary Development Plan;
- Policies DM1, EN4, EN16, SP1 and of the Manchester Core Strategy;
- National Planning Policy Framework (NPPF);
- National Planning Policy Guidance.

Issues

Principle

The principle of low and zero carbon energy infrastructure is generally acceptable subject to consideration of noise and visual amenity impacts.

In this case, as outlined below, the impacts are considered satisfactory and would align with the Council's ambitions in becoming a zero-carbon city by 2028 by reducing the carbon emissions associated with the operation of the school. On this basis, the proposal is considered to accord with the aforementioned planning policy and guidance.

Noise and Residential Amenity

The proposed equipment is situated facing a residential development on the opposite side of Silchester Drive and therefore the impact to these nearest noise sensitive occupiers needs to be assessed.

The applicant has submitted an acoustic report which acknowledges that the equipment can cause noise through the operation of compressors, pumps, fans and vibration and provides an overview of dB calculations, recognising the need for noise mitigation.

The report has been assessed by Environmental Health who considered that further information is required to demonstrate the equipment would meet with the Council's noise criteria. Namely, that ancillary plant, equipment and servicing be selected and/or acoustically so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. As such, an appropriate condition required details and verification of such measures has been included.

It is considered that through such mitigation and given existing background noise levels associated with the neighbouring roads and the operation of the school, any noise impact is likely to be acceptable in this location.

Visual Amenity

Whilst the proposed heat pumps would be slightly visible above the parapet of the rooftop from outside of the school site when viewed from Silchester Drive, it is considered that through the use of the proposed enclosure and painted louvres, coupled with the backdrop and context formed by the higher, adjoining school building behind, any visual impact would be less than significant. It is further believed that any visual impact would be outweighed by the benefits that the proposed equipment would deliver in terms of energy efficiency and carbon reduction.

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:

Location Plan received by the City Council as Local Planning Authority on 5 June 2023 and product specification, images, roof plan and areas for installation details, received by the City Council as Local Planning Authority on 13 June 2023.

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

3) Prior to first operation of the air source heat pumps hereby approved, the enclosing box frame and louvred panels shall be painted 'dusty grey' (RAL 7037) which shall be retained thereafter.

To minimise the impact to visual amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy

4) 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. Notwithstanding details submitted, prior to first use of the equipment hereby approved, a 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.

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 nonconformity 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 saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Flat 3, 653 Rochdale Road, Manchester, M9 5SH
Flat 2, 653 Rochdale Road, Manchester, M9 5SH
Flat 2, 649 Rochdale Road, Manchester, M9 5SH
Flat 3, 649 Rochdale Road, Manchester, M9 5SH
Flat 5, 649 Rochdale Road, Manchester, M9 5SH
Flat 6, 649 Rochdale Road, Manchester, M9 5SH
Flat 4, 649 Rochdale Road, Manchester, M9 5SH
Flat 3, 651 Rochdale Road, Manchester, M9 5SH
Flat 5, 651 Rochdale Road, Manchester, M9 5SH
Flat 2, 651 Rochdale Road, Manchester, M9 5SH
Flat 5, 647 Rochdale Road, Manchester, M9 5SH
Flat 4, 647 Rochdale Road, Manchester, M9 5SH
Flat 3, 647 Rochdale Road, Manchester, M9 5SH
Flat 6, 647 Rochdale Road, Manchester, M9 5SH
Flat 2, 647 Rochdale Road, Manchester, M9 5SH
Flat E, 35 Silchester Drive, Manchester, M40 8BR
Flat B, 35 Silchester Drive, Manchester, M40 8BR
Flat E, 31 Silchester Drive, Manchester, M40 8BP
Flat B, 31 Silchester Drive, Manchester, M40 8BP
629 Rochdale Road, Manchester, M9 5SH
Flat D, 33 Silchester Drive, Manchester, M40 8BQ
Flat C, 33 Silchester Drive, Manchester, M40 8BQ
Flat B, 33 Silchester Drive, Manchester, M40 8BQ
Flat A, 33 Silchester Drive, Manchester, M40 8BQ
Flat F, 29 Silchester Drive, Manchester, M40 8BN
Flat F, 33 Silchester Drive, Manchester, M40 8BQ
Flat E, 33 Silchester Drive, Manchester, M40 8BQ
Flat C, 29 Silchester Drive, Manchester, M40 8BN
Flat B, 29 Silchester Drive, Manchester, M40 8BN
Apartment A, 391 Queens Road, Manchester, M40 8AL
391 Queens Road, Manchester, M40 8AL
Flat E, 29 Silchester Drive, Manchester, M40 8BN
Flat D, 29 Silchester Drive, Manchester, M40 8BN
Flat A, 29 Silchester Drive, Manchester, M40 8BN
Flat 1, 649 Rochdale Road, Manchester, M9 5SH
Apartment F, 391 Queens Road, Manchester, M40 8AL
Apartment E, 391 Queens Road, Manchester, M40 8AL
Apartment D, 391 Queens Road, Manchester, M40 8AL
Apartment C, 391 Queens Road, Manchester, M40 8AL
5 Gissing Walk, Manchester, M9 5GS
7 Penderley Drive, Manchester, M9 5GP
25 Chevington Drive, Manchester, M9 5GW
1 Penderley Drive, Manchester, M9 5GP
17 Chevington Drive, Manchester, M9 5GW
Apartment B, 391 Queens Road, Manchester, M40 8AL
Flat F, 35 Silchester Drive, Manchester, M40 8BR
Flat D, 35 Silchester Drive, Manchester, M40 8BR
Flat C, 35 Silchester Drive, Manchester, M40 8BR
Flat A, 35 Silchester Drive, Manchester, M40 8BR
Flat F, 31 Silchester Drive, Manchester, M40 8BP
Flat D, 31 Silchester Drive, Manchester, M40 8BP

Flat C, 31 Silchester Drive, Manchester, M40 8BP
Flat A, 31 Silchester Drive, Manchester, M40 8BP
Flat 1, 653 Rochdale Road, Manchester, M9 5SH
Flat 1, 651 Rochdale Road, Manchester, M9 5SH
Flat 1, 647 Rochdale Road, Manchester, M9 5SH
Flat 6, 651 Rochdale Road, Manchester, M9 5SH
Flat 4, 651 Rochdale Road, Manchester, M9 5SH
9 Gissing Walk, Manchester, M9 5GS
7 Gissing Walk, Manchester, M9 5GS
3 Gissing Walk, Manchester, M9 5GS
1 Gissing Walk, Manchester, M9 5GS
5 Penerley Drive, Manchester, M9 5GP
3 Penerley Drive, Manchester, M9 5GP
631 Rochdale Road, Manchester, M9 5SH
23 Chevington Drive, Manchester, M9 5GW
21 Chevington Drive, Manchester, M9 5GW
19 Chevington Drive, Manchester, M9 5GW

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 - Not Affected
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA