MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138019/FO/2023
Date registered valid:	19 September 2023
Proposal:	Installation of 4 air source heat pump units to the rear wall of building
Address:	420 - 422 Stockport Road, Manchester, M12 4EX
Ward(s):	Ardwick Ward
Applicant:	Mr Stuart Hogg, Manchester Vineyard
Agent (if any):	
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: steven.mccoombe@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	23 October 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 20 October 2023

Standard consultations:
Printed: 26 September 2023 Expired: 17 October 2023

Neighbour notifications
Printed: 26 September 2023 Expired: 17 October 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 a large, detached, three storey, red brick building (including basement), situated adjacent to the main arterial route of Stockport Road, at the corner with Hayley Street.

The building is occupied by Longsight Youth Centre and has undergone recent refurbishment and extension works, together with a new rear car park.

To the front, the building includes a small, enclosed yard area with ramped access serving the building frontage.



To the rear, the building incorporates a couple of three storey extensions, one of which has recently been constructed.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The site lies adjacent to a busy, north/south arterial route, which leads into and out of the city centre. The immediate area is largely residential in character, comprising a mixture of two storey dwellinghouses and multi storey, purpose-built apartments.

Immediately to the south, on the opposite side of Hayley Street is a vacant public house (Ducie Arms) which is presently subject to redevelopment proposals for a mixed-use residential apartment/commercial scheme.

Description of development

Planning permission is sought for the installation of 4 wall mounted air source heat pump units sited to the upper right, rear wall of the building.

The units are arranged in rows of 2 situated in a wall recess above the flat roof an existing 3 storey extension.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – No objection. A condition is advised with respect to external equipment and noise levels.

Planning History

130847/VO/2021

City Council Development for demolition and rebuilding of a section of the existing annex extension damaged due to a previous buddleia growth. Approved 26 October 2021.

130307/FO/2021

Erection of 3 storey rear extension, with lower ground floor/basement element, to form new lift to provide access to the basement, ground floor, 1st floor and mezzanine floors, together with elevational alterations. Approved 6 July 2021.

129246/FO/2021

Creation of car park to the rear of existing building, together with associated boundary treatment. *Approved 16 April 2021.*

087386/VO/2008/N2

CITY COUNCIL DEVELOPMENT Elevational alterations to existing roof. *Approved 3 February 2009.*

080633/FO/2006/N2

Installation of outdoor air conditioning condenser unit to rear of building. *Approved 11 December 2006.*

041532

City Council Development for the erection of ramped access to main entrance. *Approved 16 July 1992*.

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, EN8, EN16 and SP1 and of the Manchester Core Strategy;
-National Planning Policy Framework (NPPF);
-National Planning Policy Guidance.

Issues

Principle

The principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

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.

Design and Appearance

The Air Source Heat Pumps are of a utilitarian appearance, similar to that of air-conditioning units.

Given the position of the units to the rear of the building, away from the primary frontage and above normal eyeline level, the units have been sited so far as possible to limit their visual impact.

The applicant has submitted indicative details of a timber screen to obscure the units. It is believed with the screen in place, the harm to visual amenity would be less than significant and the benefits associated with the proposed air source heat pumps would outweigh any visual harm.

Noise and Residential Amenity

The proposed equipment faces a residential development to the rear along Plymouth Grove and therefore, the impact to these nearest noise sensitive occupiers needs to be assessed.

The applicant has submitted details of the technical specification for the equipment which has been reviewed by Environmental Health.

No concerns haven raised provided that equipment and servicing is selected and/or acoustically insulated to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location, in line with the Council's standards.

As such, an appropriate condition is included which requires verification that the equipment would meet the relevant noise threshold. Provided this condition is adhered to, coupled with the existing background noise levels associated with the neighbouring roads, any noise impact is likely to be acceptable in this location.

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

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. Pre application advice has been sought in respect of this matter. The proposal is considered to be acceptable and therefore determined within a timely manner.

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 7 September 2023;

-Drawing referenced 352 PD 2301 received by the City Council as Local Planning Authority on 19 September 2023;

-Material Composition document received by the City Council as Local Planning Authority on 7 September 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) The external equipment hereby approved shall be selected and/or acoustically insulated in accordance with a scheme designed so as to achieve a rating noise level of 5dB (LAeq) below the existing background (LA90) at the nearest noise sensitive location. Details of the scheme should 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 prior to installation of any plant. The approved scheme shall be fully implemented prior to first use and in accordance with the details agreed and a verification report shall be submitted and approved in writing in order to validate the works undertaken conform to the requirements within the report.

Reason - To safeguard the amenities of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

4) Notwithstanding details submitted, prior to first operation of the air source heat pumps hereby approved, details of a screen to obscure the pumps, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed details and retained thereafter.

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

Appendix 1 – List of consultees & neighbours notified

Environmental Health

424 Stockport Road, Manchester, M12 4EX
40 Toll Gate Close, Manchester, M13 0LG
404 Stockport Road, Manchester, M12 4EX
398 Stockport Road, Manchester, M12 4EX
46 Toll Gate Close, Manchester, M13 0LG
44 Toll Gate Close, Manchester, M13 0LG
42 Toll Gate Close, Manchester, M13 0LG
38 Toll Gate Close, Manchester, M13 0LG
36 Toll Gate Close, Manchester, M13 0LG
34 Toll Gate Close, Manchester, M13 0LG
32 Toll Gate Close, Manchester, M13 0LG
30 Toll Gate Close, Manchester, M13 0LG
28 Toll Gate Close, Manchester, M13 0LG
26 Toll Gate Close, Manchester, M13 0LG
24 Toll Gate Close, Manchester, M13 0LG
406 Stockport Road, Manchester, M12 4EX
402 Stockport Road, Manchester, M12 4EX
400 Stockport Road, Manchester, M12 4EX
396 Stockport Road, Manchester, M12 4EX

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
Area Team Boundary - Name: NORTH AREA