

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137704/JO/2023

Date registered valid: 21 July 2023

Proposal: Variation of condition numbers 2 (specified plans), 4 (fence type) and 5 (GRP Housing colour) attached to planning approval reference 135634/VO/2022 to allow for an amendment to the location of Air Source Heat Pump compound and provide details of fence type and colour of GRP housing

Address: Hall Lane Resource Centre, Hall Lane, Manchester, M23 1WD

Ward(s): Baguley Ward

Applicant: Mr Conal Spellacy Manchester City Council

Agent (if any): Mr Rob Swiatek AA Projects

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

Recommendation: Approve

Date of recommendation: 30.08.2023

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 29 August 2023

Standard consultations:

Printed: 2 August 2023 Expired: 23 August 2023

Neighbour notifications

Printed: 2 August 2023 Expired: 23 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site is located within a predominantly residential area associated with the post war growth and development of Wythenshawe. To the east and south are two storey residential properties whilst on the opposite side of Hall Lane are larger scale apartment and mixed use blocks three storeys in height. Hall Lane is a busy north -south road connecting the area to the main east -west Altrincham Road (A560) to the north.

The Grade I and Schedule Ancient Monument of Baguely Hall buildings and grounds is located immediately to the north of the application site.

The application building is a series of connecting single and two storey brick buildings with associated landscaping and car parking. The building is in community use used to provide 24/7 support for adults requiring learning support or other challenges.

Description of development

Planning approval was granted for the installation of photo voltaic panels to the existing roof, installation of air source heat pumps to the rear of the property in an enclosure and erection of an electrical substation. Following the granting of planning permission, the applicant has repositioned the location of the air source heat pump compound and provided details required under conditions attached to the previous consent in relation to fencing details and colour of the

substation. As such the current variation of condition application seeks approval for the repositioned ASHP compound which has moved northwards to the rear of the building by approximately 8 metres, the installation of weld mesh fencing around the ASHP and substation compounds and that the sub station is finished in a standard green GRP housing.

Consultations & Notification Responses

Nearby properties were notified of the proposals. no responses were received.

Environmental Health – Have assessed the proposals and note that the amended location of the air source heat pumps are still predicted to meet the relevant criteria. As with the previous approval an appropriately worded condition should be attached to any approval and that this should also include the electricity sub station.

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

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 residential and visual amenity; and potential impacts on the setting of Baguley Hall.

Residential Amenity - The proposed PV panels were previously considered acceptable and are to be installed on a south facing roof towards the Hall Lane frontage, no changes are proposed to this element of the previous approval.

The proposed Air Source Heat Pump compound is to be sited to the rear of the existing centre closest to the sites boundary with residential properties on Rissington Avenue. This compound would be sited approximately 30 meters from the rear of those properties and be 11.2m in depth, 6.5m in width at its widest narrowing to 5.7m in width at its point closest to the rear boundary of the site. The equipment would sit on a concrete floor slab and be surrounded by a 2.4 m high weld mesh fence. The application is supported by a noise impact assessment which has been reviewed and assessed, it concludes that this equipment would not give rise to unacceptable impacts on the amenity of nearby occupiers of residential properties and no further mitigation is required.

The proposed electricity sub station previously approved remains unaltered in terms of its position towards the Hall Lane frontage of the site and would be a GRP building finished in a standard green colour to house electricity switch gear.

Visual Amenity - The electricity substation would be located towards the front of the site, this is a visible location within the street context and would be forward of the building line of the main part of the resource centre buildings. The substation would be enclosed within a 2.4m high weld mesh fenced compound, the position of on and off-site trees would assist in reducing the visual impact of this installation as would its small scale nature. It is proposed that conditions be attached to any decision for the final approval of the type of fencing around this installation and colour of the GRP finish to the substation.

The ASHP and compound would be located to the rear of the property. The presence of boundary treatments and vegetation to the rear boundary with residential properties would reduce visual impacts on neighbouring properties. The location of this element of the proposal is considered acceptable.

The PV panels would be on a front roof element of the property, these would be visible when traveling north along Hall Lane. However, they would be read in line with the roof plane and would not give rise to unacceptable visual impacts.

Impact on the setting of Grade I Baguely Hall - Baguely Hall is described as a Manor house, subsequently farmhouse. Probably mid C14, with late medieval north wing (remodelled in C17), C16 porch, late C17 or early C18 south wing; altered. Timber-framed hall, timber-framed north wing subsequently cased in brick, brick south wing, stone slate roofs within the list entry on Historic England's website.

The grounds around the building are enclosed with high hedging on its southern and south western edges with the Hall building being set back from Hall Lane by 30 metres.

The application proposals are sited away from the Hall and would not be viewed in association with the listed building or its grounds. The sub station to be located at the front of the site would be 75m to the south of the southern boundary of the Hall's grounds and approximately 140 metres from the Halls buildings. The proposed PV array would be sites on the south facing roof plane of the main Resource Centre building whilst the ASHP compound would be located to the rear of the site. There are intervening and closer buildings to the Hall than the proposals set out in this application. Given this context, surrounding buildings and siting of the proposals it is considered that the proposals would give rise to less than substantial harm to the significance of Baguely Hall and in this instance the public benefit to be secured by way of introducing low and zero carbon energy generation at the application site is considered to outweigh any harm in this instance.

Conclusion - The proposals would allow the decarbonisation of the energy use of the application property. Whilst additions and infrastructure required for the proposals would be visible within the street scene these impacts are not considered to be so significant as to warrant refusal of the application.

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 dealt with in a positive and proactive manner, in this instance no issues have arisen during consideration of the application and conditions are proposed to be attached to the decision.

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 from the date of planning permission 135634/VO/2022 that date being 25th April 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:

19972-HLC-000 Location Plan; Proposed Elevations 1 - 4 ref 19972-HLC-204; Proposed Elevations 9 - 13 ref 19972-HLC-206; HALL LANE RESOURCE CENTRE ELEVATIONS ref 6776-M-DR-02 Rev A; Proposed First Floor 19972-HLC-107; Proposed Second Floor 19972-HLC-108; Proposed Roof Plan 19972-HLC-109; Construction Details for Schneider GRP Unit Substation ref 900350-002 Rev 3; Indicative PV Proposals Hall Lane Centre ref 6600 Rev 1; all as received by the City Council as local planning authority on the 1st December 2022

Glint and Glare Assessment Project No: 311761 prepared by Mabbett received by the City Council as local planning authority on the 22nd December 2022.

6777-M-DR-03 Rev E Proposed ASHP location plan; Proposed Elevations 5 - 8 ref 19972-HLC-205 Rev A; Proposed Elevations 14 - 18 ref 19972-HLC-207 Rev A; Indicative LV Distribution &

Switchroom Layout ref 6100 Rev 4; Noise Impact Assessment R2145-REP01B-JW 6th June 2023 all as received by the City Council as local planning authority on the 21st July 2023

19972-HLC-500 Rev A Fencing elevations as received by the City Council as local planning authority on the 30th 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) a) Externally mounted ancillary plant, equipment and servicing (which shall include the electricity sub station) 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 the first use of the hereby approved development 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.

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

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Flat Above, 206 Hall Lane, Manchester, M23 1WA
8 Porlock Road, Manchester, M23 1LZ
Flat 16, 198 Hall Lane, Manchester, M23 1WA
Flat 12A, 198 Hall Lane, Manchester, M23 1WA
41 Rissington Avenue, Manchester, M23 1LN
35 Rissington Avenue, Manchester, M23 1LN
159 Hall Lane, Manchester, M23 1WD
Flat 1A, 198 Hall Lane, Manchester, M23 1WA
198 Hall Lane, Manchester, M23 1WA
39 Rissington Avenue, Manchester, M23 1LN
29 Rissington Avenue, Manchester, M23 1LN
39 Porlock Road, Manchester, M23 1LZ
25 Rissington Avenue, Manchester, M23 1LN
27 Rissington Avenue, Manchester, M23 1LN
23 Rissington Avenue, Manchester, M23 1LN
17 Rissington Avenue, Manchester, M23 1LN
47 Rissington Avenue, Manchester, M23 1LN
21 Rissington Avenue, Manchester, M23 1LN
1 Rissington Avenue, Manchester, M23 1LN
11 Rissington Avenue, Manchester, M23 1LN
15 Rissington Avenue, Manchester, M23 1LN
19 Rissington Avenue, Manchester, M23 1LN
9 Rissington Avenue, Manchester, M23 1LN
20 Porlock Road, Manchester, M23 1LZ
3 Rissington Avenue, Manchester, M23 1LN
5 Rissington Avenue, Manchester, M23 1LN
7 Rissington Avenue, Manchester, M23 1LN
163 Hall Lane, Manchester, M23 1WD
6 Porlock Road, Manchester, M23 1LZ
12 Porlock Road, Manchester, M23 1LZ
22 Porlock Road, Manchester, M23 1LZ
206 Hall Lane, Manchester, M23 1WA
204 Hall Lane, Manchester, M23 1WA
202 Hall Lane, Manchester, M23 1WA
165 Hall Lane, Manchester, M23 1WD
161 Hall Lane, Manchester, M23 1WD
18 Porlock Road, Manchester, M23 1LZ
4 Porlock Road, Manchester, M23 1LZ
Flat 17, 210 Hall Lane, Manchester, M23 1WA
Flat 29, 210 Hall Lane, Manchester, M23 1WA
Office, 2 Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 15, 210 Hall Lane, Manchester, M23 1WA
Flat 13, 210 Hall Lane, Manchester, M23 1WA
Flat 12, 210 Hall Lane, Manchester, M23 1WA
Flat 16, 210 Hall Lane, Manchester, M23 1WA
Flat 14, 210 Hall Lane, Manchester, M23 1WA
Flat 4, 210 Hall Lane, Manchester, M23 1WA
Flat 5, 210 Hall Lane, Manchester, M23 1WA
Flat 3, 210 Hall Lane, Manchester, M23 1WA
Flat 53, Westfields, 212 Hall Lane, Manchester, M23 1LP

Flat 8, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 6, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 28, 210 Hall Lane, Manchester, M23 1WA
Flat 25, 210 Hall Lane, Manchester, M23 1WA
Flat 27, 210 Hall Lane, Manchester, M23 1WA
Flat 26, 210 Hall Lane, Manchester, M23 1WA
Flat 7, 210 Hall Lane, Manchester, M23 1WA
Flat 11, 210 Hall Lane, Manchester, M23 1WA
Flat 9, 210 Hall Lane, Manchester, M23 1WA
Flat 6, 210 Hall Lane, Manchester, M23 1WA
Flat 10, 210 Hall Lane, Manchester, M23 1WA
Flat 8, 210 Hall Lane, Manchester, M23 1WA
Flat 2, 210 Hall Lane, Manchester, M23 1WA
Flat 1, 210 Hall Lane, Manchester, M23 1WA
Flat 18, 210 Hall Lane, Manchester, M23 1WA
Flat 21, 210 Hall Lane, Manchester, M23 1WA
Flat 24, 210 Hall Lane, Manchester, M23 1WA
Flat 20, 210 Hall Lane, Manchester, M23 1WA
Flat 23, 210 Hall Lane, Manchester, M23 1WA
Flat 19, 210 Hall Lane, Manchester, M23 1WA
Flat 22, 210 Hall Lane, Manchester, M23 1WA
Flat 30, 210 Hall Lane, Manchester, M23 1WA
Flat 33, 210 Hall Lane, Manchester, M23 1WA
Flat 31, 210 Hall Lane, Manchester, M23 1WA
Flat 32, 210 Hall Lane, Manchester, M23 1WA
Flat 17, Westfields, 212 Hall Lane, Manchester, M23 1LP
200 Hall Lane, Manchester, M23 1WA
Flat 77, 190 Hall Lane, Manchester, M23 1DL
Flat 64, 190 Hall Lane, Manchester, M23 1DL
Flat 61, 190 Hall Lane, Manchester, M23 1DL
Flat 17, 198 Hall Lane, Manchester, M23 1WA
Flat 31, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 24, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 21, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 18, Westfields, 212 Hall Lane, Manchester, M23 1LP
24 Porlock Road, Manchester, M23 1LZ
Flat 75, 190 Hall Lane, Manchester, M23 1DL
Flat 69, 190 Hall Lane, Manchester, M23 1DL
Flat 1, 198 Hall Lane, Manchester, M23 1WA
Flat 70, 190 Hall Lane, Manchester, M23 1DL
Flat 15, 198 Hall Lane, Manchester, M23 1WA
Flat 59, 190 Hall Lane, Manchester, M23 1DL
Flat 46, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 30, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 23, Westfields, 212 Hall Lane, Manchester, M23 1LP
26 Porlock Road, Manchester, M23 1LZ
Flat 72, 190 Hall Lane, Manchester, M23 1DL
Flat 57, 190 Hall Lane, Manchester, M23 1DL
Flat 9, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 37, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 27, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 22, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 62, 190 Hall Lane, Manchester, M23 1DL
Flat 20, Westfields, 212 Hall Lane, Manchester, M23 1LP

Flat 88, 190 Hall Lane, Manchester, M23 1DL
Flat 68, 190 Hall Lane, Manchester, M23 1DL
Flat 58, 190 Hall Lane, Manchester, M23 1DL
Flat 7, 198 Hall Lane, Manchester, M23 1WA
33 Rissington Avenue, Manchester, M23 1LN
Flat 52, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 4, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 36, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 16, Westfields, 212 Hall Lane, Manchester, M23 1LP
2 Porlock Road, Manchester, M23 1LZ
51 Rissington Avenue, Manchester, M23 1LN
31 Rissington Avenue, Manchester, M23 1LN
Flat 89, 190 Hall Lane, Manchester, M23 1DL
Flat 86, 190 Hall Lane, Manchester, M23 1DL
Flat 34, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 87, 190 Hall Lane, Manchester, M23 1DL
Flat 79, 190 Hall Lane, Manchester, M23 1DL
Flat 3, 198 Hall Lane, Manchester, M23 1WA
Flat 51, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 47, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 33, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 29, Westfields, 212 Hall Lane, Manchester, M23 1LP
49 Rissington Avenue, Manchester, M23 1LN
Flat 78, 190 Hall Lane, Manchester, M23 1DL
Flat 60, 190 Hall Lane, Manchester, M23 1DL
Flat 14, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 84, 190 Hall Lane, Manchester, M23 1DL
Flat 11, 198 Hall Lane, Manchester, M23 1WA
Flat 10, 198 Hall Lane, Manchester, M23 1WA
Flat 5, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 28, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 15, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 11, Westfields, 212 Hall Lane, Manchester, M23 1LP
14 Porlock Road, Manchester, M23 1LZ
Flat 83, 190 Hall Lane, Manchester, M23 1DL
Flat 81, 190 Hall Lane, Manchester, M23 1DL
Flat 32, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 85, 190 Hall Lane, Manchester, M23 1DL
Flat 82, 190 Hall Lane, Manchester, M23 1DL
Flat 71, 190 Hall Lane, Manchester, M23 1DL
Flat 65, 190 Hall Lane, Manchester, M23 1DL
Flat 56, 190 Hall Lane, Manchester, M23 1DL
Flat 14, 198 Hall Lane, Manchester, M23 1WA
Flat 4, 198 Hall Lane, Manchester, M23 1WA
Flat 2, 198 Hall Lane, Manchester, M23 1WA
Flat 38, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 35, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 66, 190 Hall Lane, Manchester, M23 1DL
Flat 63, 190 Hall Lane, Manchester, M23 1DL
Flat 55, 190 Hall Lane, Manchester, M23 1DL
Flat 10, Westfields, 212 Hall Lane, Manchester, M23 1LP
45 Rissington Avenue, Manchester, M23 1LN
190 Hall Lane, Manchester, M23 1DL
Flat 41, Westfields, 212 Hall Lane, Manchester, M23 1LP

Flat 39, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 3, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 25, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 7, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 74, 190 Hall Lane, Manchester, M23 1DL
Flat 73, 190 Hall Lane, Manchester, M23 1DL
Flat 54, 190 Hall Lane, Manchester, M23 1DL
Flat 8, 198 Hall Lane, Manchester, M23 1WA
Flat 6, 198 Hall Lane, Manchester, M23 1WA
Flat 48, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 45, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 44, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 42, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 76, 190 Hall Lane, Manchester, M23 1DL
Flat 67, 190 Hall Lane, Manchester, M23 1DL
Flat 80, 190 Hall Lane, Manchester, M23 1DL
Flat 9, 198 Hall Lane, Manchester, M23 1WA
Flat 5, 198 Hall Lane, Manchester, M23 1WA
Flat 12, 198 Hall Lane, Manchester, M23 1WA
43 Rissington Avenue, Manchester, M23 1LN
37 Rissington Avenue, Manchester, M23 1LN
Flat 50, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 49, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 43, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 40, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 26, Westfields, 212 Hall Lane, Manchester, M23 1LP
Flat 19, Westfields, 212 Hall Lane, Manchester, M23 1LP
16 Porlock Road, Manchester, M23 1LZ
10 Porlock Road, Manchester, M23 1LZ

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 45M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA