

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135707/FO/2022

Date registered valid: 7 March 2023

Proposal: Installation of roof-mounted photovoltaic panels together with ground level air source heat pumps within a 2.4m high weld-mesh plant compound.

Address: African Caribbean Care Group, Claremont Centre, 2 Jarvis Road, Manchester, M15 5FS

Ward(s): Hulme Ward

Applicant: Mr Ben Smith Manchester City Council

Agent (if any): Mr James Barlow AA Projects

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 April 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 14 March 2023

Standard consultations: Printed: 10 March 2023 Expired: 31 March 2023

Neighbour notifications: Printed: 10 March 2023 Expired: 31 March 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/area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application site relates to the African Caribbean Care Group housed in the Claremont Resource Centre in the Hulme ward of Manchester. The site itself consists of the main building which is primarily set out in a 'T-shaped' configuration with a primary façade fronting Rolls Crescent. The building is predominantly two-storeys high, however single-storey elements do exist at the property's north-western edge. The building is surrounded by soft landscaping and mature trees, with some hardstanding present to the north / northeast, which provides car parking facilities as well as an outdoor amenity space located to the southwest. The surrounding area is considerably varied consisting of terraced and semi-detached residential properties, Rolls Crescent Primary School, Hulme Community Garden Centre as well as a number of commercial facilities.



Figure 1. African Caribbean Care Group, Claremont Resource Centre.



Figure 2. Proposed site of air source heat pumps.



Figure 3. Proposed site of photovoltaic panels.

Description of development

The applicant is seeking permission for the installation of roof-mounted photovoltaic panels together with ground level air source heat pumps within a 2.4m high weld-mesh plant compound.

Planning History

043953/VO/CENTL1/93 - Change of use of vacant elderly persons residential home into a voluntary / community resource centre – **APPROVED** (23.09.1993).

045059/FU/CENTL1/94 - Change of use of first floor office into private hire radio control base – **APPROVED** (25.03.1994).

085579/VO/2008/S1 - CITY COUNCIL DEVELOPMENT Replacement of existing wooden windows and doors with UPVC and construction of a new access ramp – **APPROVED** (26.02.2008).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Environmental Health made the following comments in relation to this application:

- The applicant has submitted an acoustic report with the application which provides noise limits for the external plant at nearby sensitive receptors.
- The report does not, however, consider the nearby Junction Hotel as a potential sensitive receptor.
- Whilst the premises is currently vacant, recent planning applications were submitted for residential properties on that site.
- Further comment is required with regard to this and the noise limits at that site.

As such, an NSE6 condition has been requested to be attached to this application as well as an informative note detailing acceptable demolition and construction hours.

Policies

The Manchester Core Strategy Development Plan Document (2012-2027)

The 'Core Strategy was adopted by the City Council on the 11th July 2012.

- Policy DM1: Development management
- Policy SP1: Spatial principles
- Policy EN4: Reducing CO2 emissions by enabling low and zero carbon development

The National Planning Policy Framework (NPPF, 2021)

- Chapter 2: Achieving sustainable development
- Chapter 8: Promoting healthy and safe communities
- Chapter 12: Achieving well-designed places

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)

- Chapter 4: Environmental standards

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

Issues

Principle – the principle of retrofitting the Claremont Resource Centre through the installation of roof-mounted photovoltaic (PV) panels and ground level air source heat pumps (ASHPs) in order to lessen the property's carbon footprint through an increased use of renewable / green energy sources is acceptable given the Council's commitment to reducing the carbon emissions of the city and reaching its net zero-carbon target by 2038. The proposal therefore accords with policies SP1 and EN4 of the Core Strategy, chapter 2 of the NPPF and chapter 4 of the Guide to Development in Manchester. However, consideration must also be given to the proposal's appearance and impact upon visual and residential amenity.

Appearance and visual amenity – the proposed ASHPs would be installed on the soft ground present to the northwest of the site, adjacent to the existing car park, maintaining a gap of 1.289m to the plot's south-western boundary and a gap of 7.148m to the boundary which borders Rolls Crescent. The ASHPs would be sited atop a concrete slab measuring to 6.4m by 1.55m and would be enclosed by PPC weld-mesh metal fencing with a metal polyester powder coating finish. A 2m wide double gate would be installed on the enclosure's front (north-eastern) elevation facing into the existing car park with the enclosure's overall dimensions measuring to 8.4m in length, 3.55m in width and 2.4m in height.

Sited in the north-western corner of the plot, the ASHPs and their associated enclosure would be visible within the street scene and public realm, thus having the potential to cause a degree of visual harm to the overall amenity of this area. However, the enclosure would be sited a considerable distance away from the public footpath and highway (7.148m from Rolls Crescent and 15.355m from Clopton Walk) and, as such, it is believed that the enclosure would not be a visually prominent feature of this locale. Moreover, the applicant's Design & Access Statement indicates that the weld-mesh fencing would be coloured so as to be in-keeping with the surrounding area, thus providing a more blended appearance within the street scene and mitigating any visual harm caused.

The PV panels will be located at the southwestern edge of the rear-facing pitched roof of the building. A total of 16 PV panels will be installed amounting to an area of 30m² and providing 6 kWp of power output. The overall dimensions of the area will be 7.045m in length and 4.547m in

width. Sited at the rear of the building, the PV panels would not be visible within the street scene or public realm and, as such, it is not considered that they would have a detrimental impact upon the existing levels of visual amenity in this area.

The proposal is therefore considered to be acceptable as it accords with policies SP1, DM1 and EN4 of the Core Strategy, policy DC1 of the UDP and chapters 2 and 12 of the NPPF.

Residential amenity – the proposed developments would be sited a considerable distance away from residential properties, maintaining a gap of at least 23.86m throughout and are therefore not considered to pose issues relating to overshadowing or loss of privacy. Moreover, no comments or objections were received from local residents in response to this application.

The proposal is therefore considered to be acceptable as it accords with policies SP1 and DM1 of the Core Strategy and chapter 12 of the NPPF.

Parking – the applicant's Design & Access Statement indicates that the installation will have minimal long-term impact upon the existing car parking arrangements as the new ASHP plant is to be located upon the soft ground adjacent to the existing car park and its associated fence and maintenance access gate will encroach into the uppermost north-western car parking space only. It is likely that when the access gates are not in use the parking bay will still accommodate a car, however, will be too short to accommodate the community centre bus which will need to be parked in the next bay along. Sited on the rear-facing roof of the building, the PV panels will have no impact upon the current parking arrangements. As such, it is understood that the proposal will not affect the current building access arrangements and movement of people and vehicles in and around the site to a significant degree. The proposed developments are therefore acceptable in this regard.

Sustainability and carbon emission reduction – the proposal will generate and lead to an increased reliance on green / renewable energy for use by the Claremont Resource Centre, which is considered to accord with policy EN5 of the Core Strategy and chapter 2 of the NPPF, by reducing the building's carbon footprint and emissions.

Noise – a Noise Impact Assessment, prepared by Red Acoustics, was submitted as part of the application. This was reviewed by Environmental Health who provided the following feedback:

- The applicant has submitted an acoustic report with the application which provides noise limits for the external plant at nearby sensitive receptors.
- The report does not, however, consider the nearby Junction Hotel as a potential sensitive receptor.
- Whilst the premises is currently vacant, recent planning applications were submitted for residential properties on that site.
- Further comment is required with regard to this and the noise limits at that site.

As such, a noise condition has been requested to be attached to this application as well as an informative note detailing acceptable demolition and construction hours.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, appearance, and impact upon existing levels of visual and residential amenity, parking, and sustainability as it broadly complies with policies SP1, DM1 and EN4 of the Core Strategy, chapters 2, 8 and 12 of the NPPF and chapter 4 of the Guide to Development in Manchester.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the documents labelled:

- 'Claremont Resource Centre Proposed Site Plan', numbered '19972-CRC-002 REV A', stamped as received by the City Council as Local Planning Authority on the 21st April 2023.

- 'Design & Access Statement PSDS3 Decarbonisation Works Claremont Resource Centre', stamped as received by the City Council as Local Planning Authority on the 21st April 2023.
- 'Indicative PV Proposals Claremont Resource Centre', numbered '6600 REV 1', stamped as received by the City Council as Local Planning Authority on the 9th December 2022.
- 'Proposed Elevations 1-6', numbered '19972-CRC-201 REV B', stamped as received by the City Council as Local Planning Authority on the 7th March 2023.

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

3) The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the submitted application form and approved documents.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the developments, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 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. Prior to commencement of the use hereby approved 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 or as otherwise agreed in writing by the City Council as local planning authority.

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 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.

Informatives

1) Construction / demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Hulme Community Garden Centre, 28 Old Birley Street, Manchester, M15 5RG
110 Rolls Crescent, Manchester, M15 5FP
114 Rolls Crescent, Manchester, M15 5FP
116 Rolls Crescent, Manchester, M15 5FP
118 Rolls Crescent, Manchester, M15 5FP
120 Rolls Crescent, Manchester, M15 5FP
2 Tomlinson Street, Hulme, Manchester, M15 5FW
2 Ellis Street, Manchester, M15 5TA
1 Tomlinson Street, Hulme, Manchester, M15 5FW
KINGDOM MANDATE CENTRE, Chichester Road, Manchester, M15 5EU
Nia Centre, Chichester Road, Manchester, M15 5EU
Hulme Hall, 4 Jarvis Road, Manchester, M15 5FS
Hulme Hippodrome, Warwick Street, Hulme, Manchester, M15 5FT
24 Old Birley Street, Manchester, M15 5RG
36 Abbeyville Walk, Manchester, M15 5ER
8 Old Birley Street, Manchester, M15 5RG
6 Old Birley Street, Manchester, M15 5RG
4 Old Birley Street, Manchester, M15 5RG
26 Old Birley Street, Manchester, M15 5RG
22 Old Birley Street, Manchester, M15 5RG
20 Old Birley Street, Manchester, M15 5RG
18 Old Birley Street, Manchester, M15 5RG
16 Old Birley Street, Manchester, M15 5RG
14 Old Birley Street, Manchester, M15 5RG
12 Old Birley Street, Manchester, M15 5RG
10 Old Birley Street, Manchester, M15 5RG
108 Rolls Crescent, Manchester, M15 5FP
106 Rolls Crescent, Manchester, M15 5FP
104 Rolls Crescent, Manchester, M15 5FP
102 Rolls Crescent, Manchester, M15 5FP
100 Rolls Crescent, Manchester, M15 5FP
98 Rolls Crescent, Manchester, M15 5FP
96 Rolls Crescent, Manchester, M15 5FP
112 Rolls Crescent, Manchester, M15 5FP
1 Rolls Crescent, Manchester, M15 5JZ
1 Ellis Street, Manchester, M15 5TA
122 Rolls Crescent, Manchester, M15 5FP

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: SOUTH AREA