

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135901/VO/2023
Date registered valid: 31 March 2023
Proposal: City Council Development for the installation of external air source heat pump (ASHP) and compound located at the rear
Address: 11 Northampton Road, Manchester, M40 5BP
Ward(s): Harpurhey Ward

Applicant: Benjamin Smith Manchester City Council
Agent (if any): Mr Michael Wheatley AA Projects
Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE
Date of recommendation: 15.05.2023

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit: 25 April 2023

Standard consultations:

Printed: 4 April 2023 Expired: 25 April 2023

Neighbour notifications

Printed: 4 April 2023 Expired: 25 April 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site relates to a large plot with a Class E office building arranged in a triangular layout built in located within Central Park Business Park in the Harphurhey ward of Manchester. Central Park Business Par includes other class E office uses, a public transport interchange and associated public transport facilities. The application site benefits from designated car parking spaces to the north and east of the office block with open greenspace encompassing the office block.

Description of development

The submitted application seeks planning permission for City Council Development for the installation solar panels to the roof and installation of an air source heat pump (ASHP) and compound located at the rear of the building.

Consultations & Notification Responses

Nearby buildings were notified and no responses were received.

Highways- Had no objections to the proposal and recommended a construction management plan condition be attached to any approval.

Environmental Health- Accepted the conclusions of the submitted noise report and have no further comments.

Aerodrome Safeguarding Officer- Had no objections to the proposal, deemed the PV installation was acceptable due to the distance away from the aerodrome and associated approaches and recommended an informative be attached to any approval.

Manchester Royal Infirmary NHS Helipad Officer- Had no objections to this proposal.

Policy

Relevant policies within the Development Plan for the consideration of the application proposals are:

Manchester Core Strategy:

SP1- Spatial Principles

DM1- Development Management

EN4- Reducing Co2 Emissions

EN5- Strategic Areas for low and zero carbon decentralised energy infrastructure

EN6- Target framework for Co2 reductions

EN7- Energy infrastructure for zero carbon energy schemes

EN8- Adaptation to Climate Change

Unitary Development Plan Saved Policies

Policy DC26- Noise Generation

Issues

Principle

The current heating system would be changed to Air Source Heat and solar panels to the roof would also be installed to the roof of the building to further generate electricity for the office. The proposal would support the Authority in its ambition to become a Zero Carbon city by 20238, reducing the carbon emissions associated with the operation of the building through the provision of on-site renewable electricity generation subject to the panels and ASHPs not compromising the levels of amenity within the surrounding area. As such, the proposal is considered pursuant to policies EN4, EN5, EN6, EN7 of the Core Strategy.

As such, the principle of development is considered acceptable. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and Visual Amenity

The proposed ASHP compound is to be sited to the rear of the existing office building close to the northern boundary of the application site. This compound would be sited approx. 11.1 metres from the boundary and be 7.1 metres in depth, in width 19.1m and height 3metres. Given this application is located within Central Park business site and the surrounding area is predominately commercial and openspace no residential properties are considered to be affected by this development.

The equipment would sit on a concrete floor slab and be surrounded in a 2.4m high 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 commercial buildings and no further mitigation is required.

The ASHP and compound would be located to the rear of the building. The siting of the proposed development and boundary treatments and vegetation to the northern boundary with the open space surrounding the boundary line and it is therefore considered an acceptable location for this element of the proposal

The solar panels would be sited on the roof elevation and therefore given the height of nearby buildings (North Manchester Police Station and GMP Central Park) it would to some degree be visible from other commercial buildings within the Business Park. However, as the solar panels would be hidden from the local streetscene and not cover the entirety of the host building's roof elevation, the proposal, given the benefits it would bring, is not considered to create an imposing and negative feature to the local context.

Design and Appearance

The ASHP is a design which benefits its function, similar to that large air-conditioning units. The structure would not appear incongruous within its setting and would not be visible from surrounding public vantage points. The benefits associated with the proposed air source heat pump cannot be achieved without the structure and it is sited in the most suitable location within the site. The erection of the 2.4metre high close-boarded fence is considered acceptable to facilitate the proposal and offer some level of screening. Therefore, the design and appearance is considered pursuant to Policy DM1 of the Core Strategy.

The solar panels would be of a typical design and would not be readily visible from the local streetscene, the number of solar panels proposed are considered acceptable given the large footprint of the building. The benefits associated with the proposed solar panels cannot be achieved without the structure and it is sited in a suitable location within the site. Therefore, the design and appearance is considered pursuant to policy DM1 of the Core Strategy.

Noise

Environmental Health deemed the submitted Noise Impact Assessment ref. R2149-REP-01-JW acceptable and that the noise impact is predicted to be low and no further mitigation measures are proposed. Therefore, the proposed installations are not considered to give rise to any harmful impacts with regards to noise and disturbance in accordance with policies SP1 and DM1 of the Core Strategy.

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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. Officers have worked with the applicant/agent in a positive and proactive manner, further information has been requested in relation to the scheme and appropriate conditions have been placed on the approval granted.

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 date 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:

Document- Application for Planning Permission, stamped as received by the City Council as Local Planning Authority on 02 May 2023

Drawing- Proposed- 3F Plan ref. OCP-107

Drawing- Proposed- 4F Plan ref. OCP-108

Drawing- Proposed- Roof Plan- OCP-109

All stamped as received by the City Council as Local Planning Authority on 06 January 2023

Document- Transport Statement

Drawing- Proposed- Site Plan ref. 19972-OCP-110A

Drawing- Proposed- Elevations 1-3 ref. OCP-113A

Drawing- Proposed- Elevations 4-6 ref. OCP-114A

Drawing- Proposed- Compound Elevations ref. 19972-OCP-115A

Drawing- Location Plan Contractors Compound ref. 19972-OCP-11A

Drawing- Location Plan ref. 19972-OCP-112BA

All stamped as received by the City Council as Local Planning Authority on 29 March 2023

Document- Noise Impact Assessment ref. R2149-REP-01-JW, stamped as received by the City Council as Local Planning Authority on 18 January 2023

Document- Design and Access Statement, stamped as received by the City Council as Local Planning Authority on 05 April 2023

Document- Glint and Glare Assessment, stamped as received by the City Council as Local Planning Authority on 11 May 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) The development shall be constructed only using the approved material in accordance with the approved details set out in the documents and drawings as specified in Condition 2 of this approval.

Reason- To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, pursuant to policy DM1 of Manchester's Core Strategy.

- 4) The development hereby approved shall be carried out in accordance with 'Document- Noise Impact Assessment ref. R2149-REP-01-JW' stamped as received by the City Council as Local Planning Authority on 18 January 2023, in relation to the externally mounted equipment. The ASHP and compound shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

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.

- 5) Prior to commencement of any development a Construction Management Plan shall be submitted to and approved in writing by the City Council as local planning authority. This should detail the types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway. The document should also consider contractor parking and ongoing construction works in the locality.

The applicant should be advised that any requirements for licensing, hoarding/scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

Reason- In the interests of residential amenity, highway safety and safe operation of aircraft at Manchester Airport pursuant to policy DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Second Floor, 11 Northampton Road, Manchester, M40 5BP
First Floor, 11 Northampton Road, Manchester, M40 5BP
Building A, Central Park, Northampton Road, Manchester, M40 5BP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - North Manchester PD Restriction - Class B1(a) To C3
Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA