

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135572/FO/2022

Date registered valid: 23 November 2022

Proposal: Replacement of plant equipment on the roof

Address: Booth Street East Building , Booth Street East, Manchester, M13 9SS

Ward(s): Hulme Ward

Applicant: University of Manchester

Agent (if any): Halliday Meecham

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approved

Date of recommendation: 26/01/2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 6 December 2022 Expired: 27 December 2022

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: N/A

Tree Preservation Order: N/A

Description of area

The application relates to the Booth Street East Building, Booth Street East, Manchester, M13 9SS. This building is a part of the University of Manchester. It is surrounded in the immediate vicinity mainly by buildings from the University of Manchester, from Manchester Metropolitan University, from the Royal Northern College of Music, as well as the Manchester Aquatics Centre.

The building is surrounded by high quality public realm. The surrounding buildings are a mix of modern and older University Buildings. The building is not a listed buildings and no neighbouring building are listed, although there are a number of listed buildings close by, including the Grosvenor Building, 135 Grosvenor Street, and The Footage, Grosvenor Street.

Description of development

The application concerns the replacement of plant equipment on the roof of the Booth Street East Building, Booth Street East, Manchester, M13 9SS.

It is a 5 storey building which is used primarily for education purposes. As part of the University's low/zero carbon aspirations, the plant equipment is being replaced to achieve better heat recovery and more efficient heat pumps.

The replacement equipment will take up a similar floor area size on the roof to the equipment being replaced. The colour and look of the equipment will be similar to what is already installed and the replacement single ply roof will match the existing. As it is currently, it will be set back on the roof to reduce visibility from street level.

Consultations & Notification Responses

Environmental Health requested that a condition and informative be added to the application. The condition concerning the external plant noise being carried out according to the Noise Survey and Plant Noise Egress assessment and the Acoustic Memo. The informative concerning the noise being limited to the levels set out in the acoustic report and not being in operation between 2300hrs and 0700hrs on any day.

Publicity – A site notice was placed on site for 21 days. No comments or objections have been received as a result of the posted site notice.

Policy

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

- Saved policy DC26 of the UDP;
- Policies DM1, SP1, CC9, EN4 and EN3 of the Core Strategy;
- The Guide to Development in Manchester (SPD);
- National Planning Policy Framework (NPPF)

Issues

Visual Amenity and Impact

The replacement plant equipment is necessary to ensure the building meets low/zero carbon ambitions for the space and energy efficiency for the building. The equipment is essential to remove the reliance on fossil fuels (gas) and is to be installed to support the University of Manchester Net Zero Carbon Strategy.

The replacement plant will be located in the same area as the existing and will visually match the existing plant equipment in place as closely as it possibly can. The replacement single ply roof will also match the existing.

The new plant will not be screened and will appear identical to the existing kit. Many elements of the existing plant will be removed and not be replaced, which means that the roof will appear less cluttered than it already currently does.

The existing roof incorporates 4 angled roof lights that provide natural light and ventilation to the atrium, together with smoke extract that severely restrict the relocation of plant.

The proposed alterations would cause less than substantial harm to the character of the surroundings area. The proposal would have public benefits through contribute to the reduction in emissions (consistent with Policy EN4 of the Core Strategy) and would thus preserve the character of the Deansgate Conservation Area (consistent with Policy EN3 of the Core Strategy). It is not considered that the type of development proposed is relevant to saved UDP Policy DC18.1, given its modest scale.

Noise

A noise assessment and acoustic report has been submitted in support of the application. Environmental Health officers have assessed this and are satisfied with the content, as the acousticians have demonstrated that the noise requirements would be complied with. However, the applicant would still need a verification report once the heating systems have been commissioned to prove that they are operating at the agreed level and are in compliance with the 5dB(A) below background level criteria. It is therefore proposed to attach an appropriately worded noise condition to any approval. It has also been clarified that the equipment will not be in operation between 2300hrs and 0700hrs on any day, as set out in the acoustic report.

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: Approved

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The scheme is considered to be in accordance with the guidance contained within policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

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 received 23rd November 2022:

Proposed Roof Plan 5461-HMA-MBS-R1-DR-A-20106 REV P05
Proposed Elevations 5461-HMA-MBS-ZZ-DR-A-20201 REV P01
Existing Roof Plan 5461-HMA-MBS-R1-DR-A-10106 REV C03
Existing Elevations 5461-HMA-MBS-ZZ-DR-A-10201 REV P01
Existing & Proposed 5461-HMA-MBS-ZZ-DR-A-00210 REV P03
Noise Impact Assessment

Received by the City Council, as Local Planning Authority, on the 23 November 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 (2012).

3) (a) The development hereby approved shall be carried out in accordance with the Noise Impact Assessment received by the City Council, as Local Planning Authority, on the 23 November 2023

b) Prior to the first operation of the development a verification report shall be submitted for approval 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 approved in part (a) of this planning condition. 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. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

Informatives

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Environmental Health

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL