

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135892/VO/2023

Date registered valid: 4 January 2023

Proposal: City Council Development installation of 1no. external flue and retention of 1no. external flue to existing building

Address: National Squash Centre, Rowsley Street, Manchester, M11 3FF

Ward(s): Ancoats & Beswick Ward

Applicant: Bruce Manchester City Council

Agent (if any): Mr Geoff Goodman AHR

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23.02.2023

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 18 January 2023 Expired: 8 February 2023

Neighbour notifications

Printed: 18 January 2023 Expired: 8 February 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: n/a

Tree Preservation Order: n/a

Description of area

The area is known as the Etihad campus. The focal point is the Etihad Stadium, the home of Manchester City Football Club. The area houses many different sporting uses such as the National Tennis Centre and National Cycling Centre. The campus is a major and longstanding regeneration project and as such a priority for the council.

The site is the National Squash Centre, which was originally built for the 2002 Commonwealth Games. It was subsequently opened to the public for use by the community. It has facilities for both squash and athletics and offers training for a wide range of disciplines and skill levels. It also houses the National Governing Bodies including England Basketball, England Lacrosse, GB Taekwondo, England Squash, Greater Sport, and Rugby Football League.

Description of development

The development relates to the installation of two roof mounted flues to service two new gas boilers to be installed at the centre. The new flues will penetrate through the existing roof and terminate 1m above the rooftop.

Consultations & Notification Responses

Publicity - Letters were sent to the occupiers of surrounding properties. No responses were received as a result of this publicity.

Environmental Health - Air quality condition requested, reflected in conditions attached to this permission.

Issues

The policies relevant to this development are policies DM1, SP1 and EN7 of the Manchester Core Strategy (2012).

Principle of development

The flues are necessary for the operation of two new gas boilers that will service the squash centre. The centre was originally built in 2002 and is likely to have required upgrades, including to the heating system, in the ensuing two decades. Policy EN7 states that new plant for energy generation will be supported so long as the impact on visual amenity is minimal. Therefore, the development is acceptable in principle provided the impacts to visual amenity are satisfactorily minor.

Visual amenity

The flues are minimal in nature, with one each on opposite corners of the building. They are in stainless steel, which should be robust and be congruous with the existing metal sanding seam roof. The flue that has already been installed on the eastern side of the building is visible from the pedestrian walkway, owing to the walkway's upward slope. The host building has a more utilitarian, less aesthetic style of architecture. In this context, the flue does not appear incongruous and is not an obtrusive feature in the wider street scene.

The flue on the western side has not been installed yet. However, a site visit demonstrated that flue would, for the most part, only be visible from within the sports ground and not the wider area. Where its location could be viewed from the other side of the sports grounds, the distance and size of the flue means it is unlikely to be an obtrusive feature. This should minimise harm to visual amenity.

Hence, the development complies with policy DM1 of the MCS, which requires development to be appropriately scaled and sited, with minimal impact on amenity and Policy EN7 of the MCS, which states that new energy generation plant should integrate into the townscape.

Air quality

As the area is surrounded by other similar uses, there would be no unacceptable impacts on residential amenity. The area is frequently filled with large numbers of people attending the football and other attractions. However, Environmental Health consider that the effects of boiler flues on air quality must be considered and therefore relevant conditions are required to secure this in line with policy EN16 of the Core Strategy.

Other considerations

The minimal nature of the works means they are unlikely to have a significant impact on traffic or noise. Furthermore, the lack of nearby residences means any associated noise will not impact on accessibility or waste. The works should help to contribute to greater energy efficiency as part of a new boiler system for the squash centre.

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.

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:

-HOS-AHR-00-R-DR-A-20-1005 P1 ROOF PLAN

-HOS-AHR-00-ZZ-DR-A-20-1002 P1 ELEVATIONS - SHEET 1

-HOS-AHR-00-ZZ-DR-A-20-1003 P1 ELEVATIONS - SHEET 2

received by the city council, as local planning authority, on 04/01/2023.

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) Prior to commencement of the installation of the western flue, a scheme for boiler emissions, shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

4) a) Within 2 months of the date of this planning permission, a scheme for boiler emissions for the eastern flue, shall be submitted to and approved in writing by the City Council as local planning authority.

b) Within two months of approval of the scheme, the details shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Sport City Visitors Centre, Ashton New Road, Manchester, M11 4ZZ
EASTLANDS TRUST LIMITED, Institute Of Sport, Rowsley Street, Manchester, M11 3FF
Sport City Visitor And Information Centre, Rowsley Street, Manchester, M11 3FF
Regional Athletics Arena, Rowsley Street, Manchester, M11 3FF
Manchester City Football Club Ltd, Etihad Stadium, Ashton New Road, Manchester, M11 3FF
Manchester Tennis And Football Centre, 9 Sportcity Way, Manchester, M11 3DU

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 - Not Affected
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: CENTRAL