

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134399/FO/2022

Date registered valid: 18 July 2022

Proposal: Installation of solar PV array to roof

Address: Cameron House, Brunswick Street, Manchester, M13 9SG

Ward(s): Ardwick Ward

Applicant: Mr James Quinn, GGC Polygon Manchester Ltd C/o Agent

Agent (if any): Mr Tom Flanagan Paul Butler Associates 31 Blackfriars Road, Salford, M3 7AQ

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 September 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 15 August 2022

Standard consultations:

Printed: 22 July 2022 Expired: 12 August 2022

Neighbour notifications

Printed: 22 July 2022 Expired: 12 August 2022

Site notice

Posted: 15 August 2022 Expired: 5 September 2022

Press advert

Published: 2 August 2022 Expired: 23 August 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to Cameron House, a roughly triangular shaped building bounded by Brunswick Street, Polygon Street and Stockport Road.

The building is currently under construction with the shell and structure complete and the exterior partially wrapped in plastic sheeting following planning permission being granted for the erection of 6 storey building to form 4 commercial units on the ground floor and 39 apartments (Class C3) on upper floors, together with associated car parking and amenity space.



Prior to the construction of Cameron House the site was a cleared site which was overgrown with vegetation.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is situated within a mixed use area a short distance from the city centre.

To the north of the site is Ardwick Green Park, beyond which is a mix of residential and commercial/industrial uses. To the east, and on the opposite side of Stockport Road, is the Apollo Theatre – a grade II listed building. To the south is the Brunswick Neighbourhood which includes an extensive area of housing, together with a local shopping centre on Brunswick Street and a parade of shops on Stockport Road. This area has recently been the subject of a large scale regeneration scheme which includes a new build mixed-use retail and apartment block on the opposite side of Polygon Street.

To the immediate west of the application site is a Tesco Express and Petrol Station, the Vallance Centre healthcare facility, a Sure Start Children's Centre and Medlock Primary School. Planning permission has recently been granted for a five storey apartment building on the land between the Petrol Station and the Vallance Centre.

Description of development

Planning permission is sought for solar array comprising 82 roof mounted solar PV panels with a total output of 37.720kWp. The proposed layout shows installations to the flat / mono-pitched roof elements of the building (i.e. the elements fronting Stockport Road and Brunswick Street).

The panels will be fixed to a mounting rail and a mansafe system will be installed to allow for maintenance.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highway Services – The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

A Glint and Glare assessment has been produced and modelling demonstrates that there is no glare impact from the solar PV panels. It is therefore accepted that no highway concerns in terms of safety or capacity are considered likely to arise.

Network Rail – No objection.

Aerodrome Safeguarding – No objection.

Environmental Health – Conditions are suggested in relation to working hours and if any external equipment is installed.

Planning History

132590/FO/2021

Reconfiguration of ground floor to form residential amenity space and communal areas, creation of commercial unit (use class E) or additional residents communal area following removal of car parking with associated elevational alterations. *Approved 9 February 2022.*

128340/FO/2020

Creation of 6 apartments (Use Class C3a) at first floor, provision of extended cycle store, provision of a flexible use ancillary residents' amenity space and facilities or commercial units (Use Class E - shop, financial and professional services or office), and associated elevational alterations. *Approved 18 December 2022.*

112531/NMC/2016

Non-material amendment to planning permission 104931/FO/2014/N2 to allow elevational alterations, changes in materials together with alteration to roof deck. *Approved 3 August 2016.*

104931/FO/2014/N2

Erection of 6 storey building to form 4 commercial units on the ground floor (Class A1/A2/B1a) and 39 apartments (Class C3) on upper floors with associated car parking and amenity space. *Approved 19 May 2014.*

098307/REP/2012/N2

Renewal of planning permission 087512/OO/2008/N2 relating to outline application for the erection of a 111 bed hotel, to a maximum height of 8 storeys, with associated facilities and a commercial unit Class A2/Class B1 (office), 51 car parking spaces on ground floor and basement, new vehicular access points to Polygon Street and taxi drop off point on Brunswick Street. *Approved 2 October 2013.*

087512/OO/2008/N2

OUTLINE APPLICATION for the erection of a 111 bed hotel, to a maximum height of 8 storeys, with associated facilities and a commercial unit Class A2/Class B1 (office), 51 car parking spaces on ground floor and basement, new vehicular access points to Polygon Street and taxi drop off point on Brunswick Street. *Approved 16 January 2009.*

080508/FO/2006/N2

Redevelopment of site to create a mixed use development comprising 52 apartments and 428sqm of commercial and food and drink uses (Class A1, A2, A3) at ground floor level with 37 car parking spaces. *Approved 24 April 2008.*

057146/FO/NORTH2/99

Conversion of first and second floors into student accommodation and continuance of commercial uses on the ground floor with external alterations. *Approved 2 December 199.*

Policy

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

- Policies DM1, SP1, CC9, EN1, EN3, EN4 and EN8 of the Manchester Core Strategy;
- Saved policies DC19.1 and E3.3 of the Unitary Development Plan for the City of Manchester;
- The Guide to Development in Manchester (SPD);
- National Planning Policy Framework (NPPF).

Issues

Principle

The proposed panels will meet an identified need for reducing CO2 emissions by enabling low and zero carbon development.

The NPPF outlines a presumption in favour of sustainable development which includes an environmental and economic component. In this case, both considerations are relevant as the installation has the benefit of reducing carbon emissions whilst lowering energy bills for occupants.

In addition, due to proposed design coupled with the surrounding context, there are no significant concerns surrounding visual amenity. The benefits of the proposal are considered to outweigh any such concerns in this regard and therefore the proposal complies with the aforementioned policy and guidance.

Specific planning issues are outlined further below.

Visual Amenity

The proposed solar PV will be installed on the roof on the Stockport Road and Polygon Street elements of the building. These elements are flat or with a shallow mono-pitch which effectively means that the PV installation will not be visible from the street from within the vicinity of the building.

Whilst it is noted that the site's location on the roundabout means there are longer distance views of the building from several roads, it is not considered that the solar panels will have any significant visibility or materially affect the appearance of the building as they will be largely screened by the roof parapet.

Any minor views that may be possible will be seen within the context of the existing building and roofscape. Views from within the wider context will be even more limited due to the presence of existing buildings/development/vegetation which prevents a line of sight. On this basis it is confirmed that the proposal is acceptable from a design and visual impact perspective. Similarly, the proposal will not impact on the setting of the Apollo Theatre which is grade II listed

Glint and Glare

It is recognised that PV installations can sometimes be a source of glint and glare. Accordingly a 'Glint & Glare Assessment' prepared by Mabbett has been submitted as part of the application.

This has assessed potential impact on nearby receptors including dwellings as well as road, rail and aviation infrastructure. The impacts on infrastructure are confirmed as no impact, or an acceptable impact. As such there are no safety concerns associated with the PV installation in

this regard.

With regards to dwellings a nearby 13 storey apartment block will have visibility of the PV Installation, however the impact determined through modelling is only assessed as low. This result however assumes that clear sky conditions are observed all year round meaning that the glare duration will likely be less than the predicted value due to only 21% of the year being sunny in Manchester. Given this factor it is not considered that any glint and glare impacts would result in a significant adverse amenity impact. For the above reasons the proposal complies with provisions of the NPPF, NPPG, Core Strategy Policies SP 1 and DM1; and the Guide to Development in Manchester SPD.

No objections have been raised by Highway Services, Manchester Airport (Aerodrome Safeguarding) or Network Rail.

Impact to Heritage

S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Policy EN3 of the Core Strategy, likewise refers to the need for the consideration to be given to the impact of new developments on heritage assets, whilst saved Policy DC19.1 of the UDP seeks to preserve and enhance the setting of listed buildings and specifically states that listed building consent will not be granted for external or internal alterations or additions to a listed building, were in its opinion, there would be an adverse effect on its architectural or historic character.

Relevant to this application, Section 16 of the NPPF relates to Conserving and Enhancing the Historic Environment.

Paragraph 195 states that in determining applications:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.

Paragraph 199 states that:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Paragraph 202 advises further that:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'

The proposed works in this case are believed to have a less than substantial impact when balanced against public benefit that the overall development will deliver in terms of delivering social benefits

it is considered that the works will have caused a less than substantial impact. The proposed works will meet an established need and will aid the longer term

When weighed against the public benefits that the proposal will deliver, the proposed development is considered acceptable and compliant with the aforementioned development plan policy and the National Planning Policy Framework.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in 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:

Drawings referenced 2066-ABWA-Z1-XX-DR-A-(10)-0100, 2066-ABWA-Z1-ZZ-DR-A-(20)-0200, 2066-ABWA-Z1-ZZ-DR-A-(20)-0201, 2066-ABWA-Z1-ZZ-DR-A-(20)-0202, 2066-ABWA-Z1-ZZ-DR-A-(20)-0203, 2066-ABWA-Z1-ZZ-DR-A-(20)-0204, 2066-ABWA-Z1-ZZ-DR-A-(20)-0205,

2066-ABWA-Z1-ZZ-DR-A-(30)-0100, GBR01_REVB, 2066-ABWA-Z1-XX-DR-A-(95)-0001, 2066-ABWA-XX-XX-DR-A-(00)-0001 and 2066-ABWA-Z1-XX-DR-A-(95)-0002, together with the associated solar panel specification, received by the City Council as Local Planning Authority on 18 July 2022.

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Manchester Airport Safeguarding Officer
Network Rail

The Vallance Medical Centre, Wadeson Road, Manchester, M13 9UJ
The Vallance Dental Centre, The Vallance Medical Centre, Wadeson Road, Manchester, M13 9UJ
1F Beamish Close, Manchester, M13 9RP
1D Beamish Close, Manchester, M13 9RP
Vallance Centre Pharmacy, Wadeson Road, Manchester, M13 9UJ
15 Brunswick Street, Manchester, M13 9SU
4 Polygon Street, Manchester, M13 9SG
6 Polygon Street, Manchester, M13 9SG
2 Polygon Street, Manchester, M13 9SG
8 Polygon Street, Manchester, M13 9SG
1C Beamish Close, Manchester, M13 9RP
1B Beamish Close, Manchester, M13 9RP
1E Beamish Close, Manchester, M13 9RP
1A Beamish Close, Manchester, M13 9RP
Flat 6, 10 Polygon Street, Manchester, M13 9SG
Flat 9, 10 Polygon Street, Manchester, M13 9SG
Flat 7, 10 Polygon Street, Manchester, M13 9SG
Flat 17, 10 Polygon Street, Manchester, M13 9SG
Flat 4, 10 Polygon Street, Manchester, M13 9SG
Flat 13, 10 Polygon Street, Manchester, M13 9SG
Flat 18, 10 Polygon Street, Manchester, M13 9SG
Flat 1, 10 Polygon Street, Manchester, M13 9SG
Flat 3, 10 Polygon Street, Manchester, M13 9SG
Flat 5, 10 Polygon Street, Manchester, M13 9SG
Flat 14, 10 Polygon Street, Manchester, M13 9SG
Flat 2, 10 Polygon Street, Manchester, M13 9SG
Flat 11, 10 Polygon Street, Manchester, M13 9SG
Flat 8, 10 Polygon Street, Manchester, M13 9SG
Flat 12, 10 Polygon Street, Manchester, M13 9SG
Flat 15, 10 Polygon Street, Manchester, M13 9SG
Flat 16, 10 Polygon Street, Manchester, M13 9SG
Flat 10, 10 Polygon Street, Manchester, M13 9SG

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA