MANCHESTER CITY COUNCIL

Planning
Delegated Officer Report

SUMMARY OF APPLICATION DETAILS

Application reference:	PLA-2026-000386
Application type:	Full planning permission
Proposal:	Installation of 2 no. external condenser units.
Site address:	The Langley Building Southmoor Road Manchester M23 9QZ
Ward(s):	Baguley
Date application valid:	18 May 2026
Applicant name:	Andrea Morton-Morys
Agent (if any):	Deven Kara
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	09 July 2026

DESCRIPTION OF SITE, BUILDING AND/OR AREA

The proposal is related to a two-storey building forming an administrative and clinical research facility on Southmoor Road. The property features existing PV and a car park.

The property is in a mostly commercial/industrial part of the Baguley ward. The property is opposite Wythenshawe Hospital and forms part of the overall campus. To the north is Southmoor Road industrial estate.

DESCRIPTION OF DEVELOPMENT

The applicant is proposing the installation of 2 no. external condenser units.

The 2no external condenser units are located on the ground floor of the west elevation of the building facing into the car park.

The external condensers are required to provide HVAC to refurbished laboratory space and clinical suite within the building.

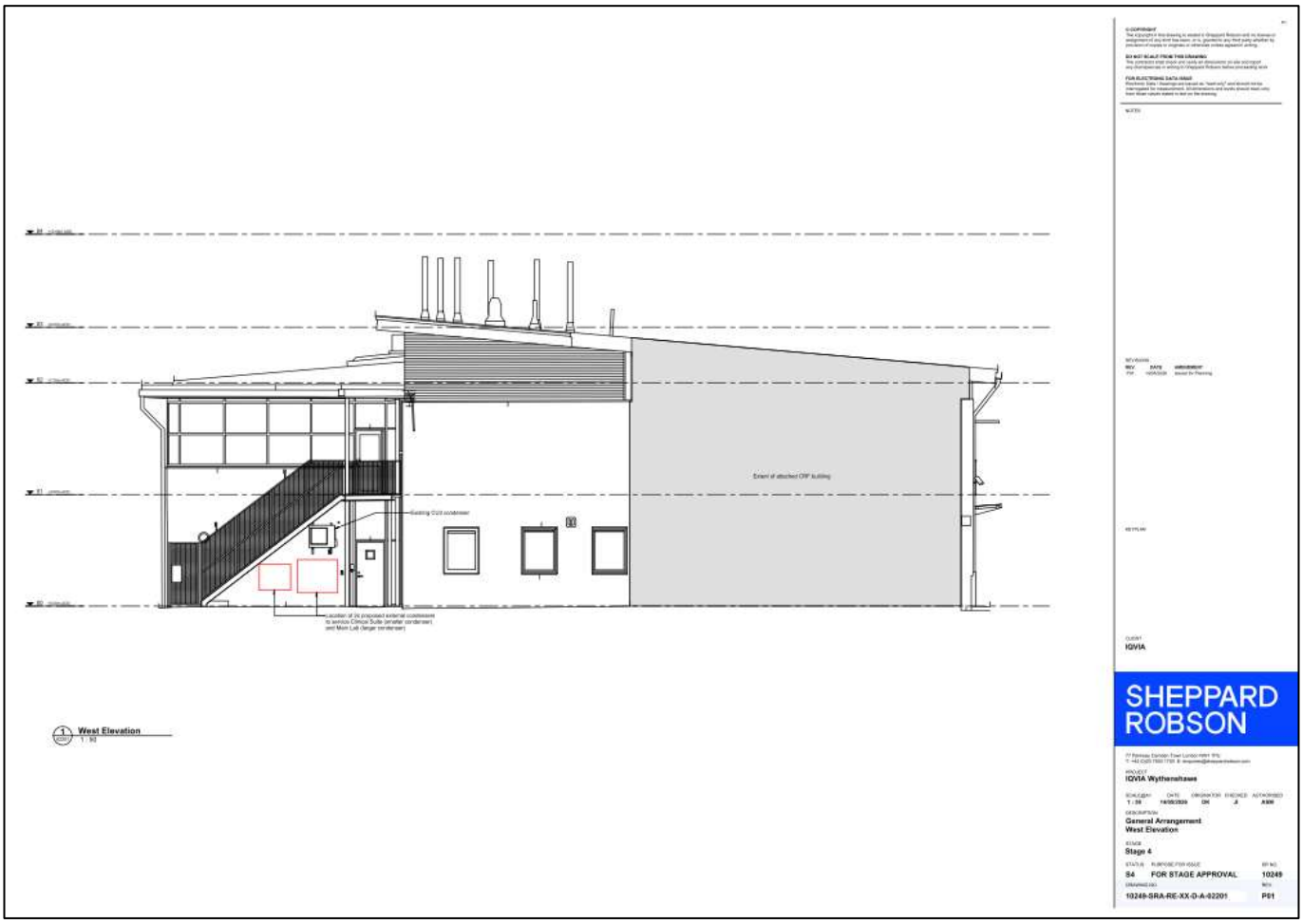


Figure 1. General arrangement west elevation

RELEVANT PLANNING HISTORY

CONSULTATION, NOTIFICATION AND PUBLICITY RESPONSES

Consultations

Manchester City Council Environmental Health
Manchester City Council Environmental Health were consulted on this application and had no objection to the proposed development noting that given that they are screened, next to plant already, with the closest residential some distance away, a standard noise condition would be too onerous.

Notifications and publicity
No responses received.

NEGOTIATIONS

Not required.

RELEVANT POLICIES
In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- The Manchester Core Strategy Development Plan Document 2012-2027
    - Development Management and Planning Obligations
        - DM 1 - Development Management
    - Objective 1 - Spatial Principles
        - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
    - Objective 2 - Economy and the City Centre
        - EC 1 - Employment and Economic Growth in Manchester
        - EC 2 – Existing Employment Space
        - EC 10 – Wythenshawe
    - Objective 6 Environment
        - EN 1 - Design Principles and Strategic Character Areas
        - EN 4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development (Deletions replaced by PfE Policy JP-S 2)
        - EN 8 – Adaptation to Climate Change (partially replaced by PfE Policies JP-S 2, JP-S 4 and JP-G 8)
        - EN 16 - Air Quality (partially replaced by PfE Policy JP-S 5)
- Guide to development in Manchester - supplementary planning document and planning guidance, April 2007
- Extant Unitary Development Plan (UDP) –
    - Citywide Development Control Policies
        - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
    - Strategy
        - JP-Strat9: Southern Areas
    - Sustainable and Resilient Places
        - JP-S1: Sustainable Development
        - JP-S2: Carbon and Energy
    - Places for Jobs
        - JP-J1: Supporting Long-Term Economic Growth
        - JP-J2: Employment Sites and Premises
        - JP-J3: Office Development
    - Places for People
        - JP-P1 Sustainable Places
        - JP-P5: Education, Skills and Knowledge
        - JP-P6: Health
- National Planning Policy Framework (NPPF) December 2024–
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making

    - Section 6 – Building a strong, competitive economy
    - Section 11 – Making effective use of land
    - Section 12 – Achieving well-designed places
    - Section 14 - Meeting the challenge of climate change, flooding and coastal change
- National Planning Policy Framework Draft for Consultation December 2025 - National decision-making policies
    - Chapter 3 – Decision-making policies
        - DM1: Preparing development proposals
        - DM2: Information requirements
        - DM3: Determining development proposals
        - DM6: Use of planning conditions and obligations
        - DM7: Relationship with other regulatory regimes
    - Chapter 4 - Achieving sustainable development
        - S3: Presumption in favour of sustainable development
        - S4: Principle of development within settlements
    - Chapter 5 - Meeting the challenge of climate change
        - CC2: Mitigation of climate change
        - CC3: Adaptation to climate change
    - Chapter 7 - Building a strong, effective economy
        - E2: Meeting the need for business land and premises
    - Chapter 12 - Making effective use of land
        - L2: Making effective use of land
    - Chapter 14 - Achieving well-designed places
        - DP3: Key principles for well-designed places
        - DP4: The Design process

ASSESSMENT

Principle of Development

The application relates to the installation of two external condenser units to an existing administrative and clinical research facility within the Wythenshawe Hospital campus. The site lies within an established commercial and healthcare area, where supporting plant and equipment of this nature is a typical and necessary component of building operation.

The proposed condensers are required to facilitate the continued use and upgrading of internal laboratory and clinical space, supporting healthcare and research functions. As such, the development is considered ancillary to the lawful use of the building and does not introduce a new or incompatible land use.

Policy EC1 and EC10 of the Core Strategy support development which maintains and enhances employment uses and healthcare infrastructure within Wythenshawe. Similarly, Places for Everyone policies JP-J1 and JP-P6 support development that contributes to economic growth and health-related facilities. The proposal aligns with these objectives by enabling the effective operation of an existing clinical and research facility.

Given the modest scale, functional nature, and siting of the equipment within an established service area (car park), the proposal is considered acceptable in principle. It represents a minor form of operational development that supports the ongoing use of the site without conflicting with the surrounding land uses or spatial strategy.

Overall, the principle of development is acceptable, subject to detailed considerations such as amenity, design and environmental impacts.

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed condenser units are modest in scale and functional in appearance, typical of plant equipment required to support building services. They are located at ground floor level on the west elevation, facing into the site's car park, which is an area already characterised by service activity and associated infrastructure.

Given their position away from principal frontages and public views, together with their limited size and utilitarian design, the units would not appear visually prominent or incongruous in the context of the existing building or wider campus.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The site sits within a predominantly commercial and healthcare environment, including Wythenshawe Hospital and surrounding employment uses. Plant equipment of this nature is commonly found within such settings.

The condensers would be largely screened from wider public views by the building and existing site layout. Where visible within the car park, they would be read as part of the building's servicing arrangements and would not detract from the character or appearance of the area.

The proposal is therefore considered to preserve the character of the surrounding area

Effects on amenity

Noise

The main potential impact associated with the development relates to noise generated by the operation of the proposed condenser units. Environmental Health has been consulted on the application and has raised no objection. In its consultation response, Environmental Health noted that the units would be screened from view, located adjacent to existing plant equipment, and positioned a considerable distance from the nearest residential properties. Given these circumstances, it was considered that the imposition of a standard noise condition would be unnecessarily onerous. It is therefore concluded that the development would not result in unacceptable noise impacts on neighbouring occupiers and is acceptable in this regard.

Air Quality

The units are standard HVAC equipment and are not expected to give rise to significant emissions, odours or vibration beyond typical operational levels. Any impacts would be localised and minor and would not give rise to unacceptable harm in this commercial context.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The development relates solely to external plant equipment and would not alter access arrangements to the, or movement through the site. Existing pedestrian and vehicular access arrangements would remain unchanged.

Design for Health

The proposal supports the continued operation and improvement of a clinical and research facility, which makes a positive contribution to health infrastructure. As such, it aligns with policies that seek to promote health and wellbeing, including Core Strategy Policy EC10 and Places for Everyone Policy JP-P6.

Adequacy of internal accommodation and external amenity space.

The proposal does not alter internal accommodation directly but enables the effective functioning of refurbished laboratory and clinical space through improved environmental control.

There would be no loss of usable external amenity space, as the equipment is located within an existing service area of the site.

Refuse storage and collection.

The development would not materially change waste generation at the site. Existing refuse storage and collection arrangements would remain in place and are considered adequate.

Vehicular access and car parking

The condenser units are sited within the car park but would not materially affect the layout or availability of parking spaces or access routes within the site.

Green Infrastructure including open space, both public and private

The proposal would not impact on any public or private green infrastructure. The development is confined to an existing hardstanding area.

Flood risk and drainage.

The proposal involves minor plant installation and would not increase impermeable surfaces or alter drainage arrangements. It would therefore have a negligible impact on flood risk or surface water management.

Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques

The development supports improved building performance through the installation of modern HVAC equipment. This contributes to the efficient operation of the building and aligns with policies seeking to reduce emissions and support sustainable development, including Core Strategy Policy EN4 and Places for Everyone Policy JP-S2.

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 polices 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.

CONCLUSION

On balance, the proposed installation of two condenser units is considered to be a minor and ancillary form of development that supports the ongoing use and improvement of an existing clinical and research facility within an established healthcare and employment area. The proposal accords with relevant policies of the Core Strategy and Places for Everyone in supporting health infrastructure, economic activity and sustainable development. It has been demonstrated that the siting, scale and appearance of the units would not harm the character of the area, and the development would not give rise to unacceptable impacts on amenity. There are no objections from consultees or the public, and no other material considerations that would indicate otherwise. As such, the proposal complies with the development plan taken as a whole and is recommended for approval.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS

1. 3-year time limit

The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. LocationPlan.pdf - Location Plan - 18 May 2026
b. 10249-SRA-RE-XX-D-A-02001.pdf - Site Plan -18 May 2026
c. 10249-SRA-RE-XX-D-A-02201.pdf – Plan - General arrangement west elevation - 18 May 2026
d. 10249-SRA-RE-XX-RP-A-00001.pdf - Supporting Information - Planning statement - 18 May 2026

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.