

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130460/FO/2021

Date registered valid: 16 June 2021

Proposal: Installation of 11no. Air Source Heat Pumps

Address: Fletcher Court, 218-238 Woodhouse Lane, Benchill, Manchester, M22 9TF

Ward(s): Sharston Ward

Applicant: Mr Patrick McKendry, Moss Care St Vicents Housing Group, 7th Floor Trafford House, Chester Road, Stretford, M32 0RS

Agent (if any): Mr Liam Nolan, Arcus Consulting LLP, 3rd Floor Dalton House, Cross Street, M33 7AR

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 6 May 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: Photos received 29th July 2021

Standard consultations: Printed: 28 June 2021 Expired: 19 July 2021

Neighbour notifications: Printed: 28 June 2021 Expired: 19 July 2021

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: Not applicable

Tree Preservation Order: Not applicable

Description of area

Description of development

Installation of 11no. Air Source Heat Pumps to external wall of flats.

Consultations & Notification Responses

Environmental Health – I have the following comments to make regarding the Noise Consultants Ltd noise report reference J1139 dated 14 April 2021 submitted as part of this application:

1. The report did not consider the noise sensitive receptors in the application site, which are much closer than those considered in the report. The noise levels emitted by the ASHP's is 64dB so it is highly likely that the noise levels for dwellings within the application site will be unacceptable.
2. The report only provided a summary of the measured sound levels. Noise reports usually provide the recorded data. This should be included so we can ensure that the background noise levels are assessed in accordance with the MCC noise and planning guidance.

Withdrawal

Email received from agent on the 5th May 2022:

*Hi Constance,
Our client accepts withdrawal of the ASHP install planning application for Fletcher Court.
Regards,
Liam*

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: Withdrawn

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Appendix 1 – List of consultees & neighbours notified

Environmental Health

201D Woodhouse Lane, Benchill, Manchester, M22 9TE
201B Woodhouse Lane, Benchill, Manchester, M22 9TE
203 Woodhouse Lane, Benchill, Manchester, M22 9TE
214 Woodhouse Lane, Benchill, Manchester, M22 9TF
232 Fletcher Court, Woodhouse Lane, Benchill, Manchester, M22 9TF
230 Fletcher Court, Woodhouse Lane, Benchill, Manchester, M22 9TF
222 Fletcher Court, Woodhouse Lane, Benchill, Manchester, M22 9TF
220 Fletcher Court, Woodhouse Lane, Benchill, Manchester, M22 9TF
Brownley Green Cottage, Woodhouse Lane, Benchill, Manchester, M22 9TF
2 Northcote Avenue, Manchester, M22 9AJ
201E Woodhouse Lane, Benchill, Manchester, M22 9TE
201C Woodhouse Lane, Benchill, Manchester, M22 9TE
201A Woodhouse Lane, Benchill, Manchester, M22 9TE
3 Brownley Green Cottage, Woodhouse Lane, Benchill, Manchester, M22 9TF
Fletcher Court, 226 Woodhouse Lane, Benchill, Manchester, M22 9TF
Fletcher Court, 236 Woodhouse Lane, Benchill, Manchester, M22 9TF
4 Brownley Green Cottage, Woodhouse Lane, Benchill, Manchester, M22 9TF
25 Cedars Road, Manchester, M22 9SZ

19 Cedars Road, Manchester, M22 9SZ
5 Kenninghall Road, Manchester, M22 9SG
1 Kenninghall Road, Manchester, M22 9SG
Fletcher Court, Woodhouse Lane, Benchill, Manchester, M22 9TE
216 Woodhouse Lane, Benchill, Manchester, M22 9TF
Fletcher Court, 224 Woodhouse Lane, Benchill, Manchester, M22 9TF
Fletcher Court, 228 Woodhouse Lane, Benchill, Manchester, M22 9TF
234 Fletcher Court, Woodhouse Lane, Benchill, Manchester, M22 9TF
Fletcher Court, 238 Woodhouse Lane, Benchill, Manchester, M22 9TF
27 Cedars Road, Manchester, M22 9SZ
23 Cedars Road, Manchester, M22 9SZ
21 Cedars Road, Manchester, M22 9SZ
17 Cedars Road, Manchester, M22 9SZ
7 Kenninghall Road, Manchester, M22 9SG
3 Kenninghall Road, Manchester, M22 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 45M
Area Team Boundary - Name: SOUTH