

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132365/FO/2021

Date registered valid: 6 December 2021

Proposal: Installation of a free standing air source heat pump including surrounding 2 metre boundary treatment

Address: St Stephens Court , Shieldborn Drive, Manchester, M9 5AY

Ward(s): Harpurhey Ward

Applicant: The Guinness Partnership C/o Agent

Agent (if any): James Berggren Edgeplan Ltd 7 Charlotte Street, Manchester, M1 4DZ

Case officer: Katie
Tel: 0161 234 Raw
Email: katie.raw@manchester.gov.uk 4164

Recommendation: Approve

Date of recommendation: 27 January 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 14 January 2022

Standard consultations:

Printed: 10 December 2021

Expired: 31 December 2021

Neighbour notifications

Printed: 10 December 2021

Expired: 31 December 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:

Tree Preservation Order:

Description of area

The application site relates to St Stephen's Court located within the ward of Harpurhey in north Manchester. This property contains elderly persons, warden-controlled flats and is managed by The Guinness Partnership. The site consists of a two storey, red brick, frontage building which extends significantly to the rear. There are single storey elements to the side elevations, and garden areas to the sides and rear of the building. Access is gained from Shieldborn Drive with car parking facilities located at the front of the building. The surrounding area is predominantly residential. Harpurhey Community Church is located to the north-west and shares a boundary with the application site.

Description of development

The submitted application seeks planning permission for the installation of a free standing air source heat pump (CAHV Monobloc Heat Pump System) within the curtilage of St Stephens Court and surrounding 2 metre boundary treatment. The installation of the unit would enable a significant reduction in emissions from the existing heating systems serving the building. The heat pump at its largest point would have dimensions of Height: 1.17 x Length: 0.72 x Width: 1.98 metres.

The heat pump would be positioned in the north westerly amenity space of the site and would be positioned close to a brick wall, which blocks off this amenity space from the rest surrounding the building.

Hit and miss style fencing would be positioned around the heat pump to reduce implications to visual amenity and would have a height of 2 metres. Fencing would surround 3 sides of the heat pump with a small opening allowing access to the heat pump for maintenance purposes. The 4th side would not have any fencing covering the heat pump due to the wall already in situ. As such the whole heat pump would be covered by the wooden fence and would give the appearance of a typical store. A photo showing a sample of the fence was submitted by the agent.

It is notable that the size of equipment exceeds the Permitted Development allowance under Part 14, Class G of the GPDO 2015 (as amended) but would otherwise be Permitted Development. Planning Permission is therefore required.

Planning history

021754- Erection of 23 category 2 elderly persons warden controlled flats.
Approved 29 May 1984.

020121- Erection of 38 Category II flats for the elderly 11 single person flats and 1 warden's flat.
Approved 2 November 1983.

Consultations & Notification Responses

Local residents

Local residents were consulted, and no responses were received.

Environmental Health

Environmental Health requested that the following condition was placed on any approval granted:

- a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.
- b) Prior to the operation of the scheme a verification report shall be submitted to and approved 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. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non- conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

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

Issues

POLICY

The National Planning Policy Framework (NPPF) (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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 effects on amenity, including privacy, light, noise,

vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN 4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development); states that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions:

All development must follow the principle of the Energy Hierarchy, being designed:

- to reduce the need for energy through design features that provide passive heating, natural lighting and cooling

- to reduce the need for energy through energy efficient features such as improved insulation and glazing to meet residual energy requirements through the use of low or zero carbon energy generating technologies

- Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings.

Policy EN5 (Strategic Areas for low and zero carbon decentralised energy infrastructure); aims to achieve an increase in the level of decentralised, low and zero carbon energy supplies.

Policy EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies); provides a Framework for CO2 reductions from low or zero carbon energy supplies.

Policy EN7 (Energy Infrastructure opportunities low and zero carbon decentralised energy schemes); states that there will be a general presumption in favour of low and zero carbon decentralised energy Schemes.

Policy EN 8 (Adaptation to Climate Change); states all new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC26.1 The council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the city. In giving effect to this intention, the council will consider both

- (a) the effect of the new development proposals which are likely to be generators of noise and
- (b) the implications of new development being exposed to exiting noise sources which are effectively outside planning control

ISSUES

Principle of development

The submitted application seeks planning permission for the installation of a free standing air source heat pump (CAHV Monobloc Heat Pump System) within the curtilage of St Stephen's Court with surrounding 2 metre boundary treatment.

The current heating system would be changed to Air Source Heat Pumps. Air Source Heat Pumps operate by absorbing heat from the outside air – heat is absorbed at low temperature into a fluid, which is passed through a compressor to increase the temperature, and then transferred into the heating and hot water circuits of a building. The pumps use electricity to operate, however, the heat output is greater than the electricity input, making them an energy efficient method of heating buildings. The pumps use electricity to operate, however, the heat output is greater than the electricity input, making them an energy efficient method of heating.

The proposed ASHP are an efficient heating system and would contribute to the reduction in CO2 emissions from the flats within St Stephen's Court, which would also reduce energy bills.

Amenity

It is proposed that the Air Source Heat Pump would be installed in the north westerly amenity space of the Court and would be positioned close to 2 brick walls. Full details of the units have been provided, including appearance and technical specification. According to the technical specification, the heat pump at its largest point would have dimensions of Height: 1.17 x Length: 0.72 x Width: 1.98 metres.

Fencing would be positioned around the heat pump and would have a height of 2 metres, with the fencing panel having a width of 1.83 metres. Fencing would surround 3 sides of the heat pump with a small opening allowing access for maintenance purposes. The 4th side would not have any fencing covering the heat pump due to the wall. As such the heat pump would be covered by the wooden fence and would give the appearance of a typical store. Therefore, the fencing would minimise the visual impacts of the heat pump.

Since the location of the heat pump is not located within an amenity space which appears to be used by residents, it would not affect residential amenity. Further amenity space is located around the Court which is most commonly used by the residents. It is not considered that the development would unduly affect the amenities of the residents, pursuant to policies DM1 and DC26.

In the interests of residential amenity, Environmental Health have requested a pre-commencement condition requiring a noise assessment of the plant to be submitted and approved prior to installation, pursuant to policies DC26 and DM1.

Overall, the benefits of carbon reduction from the households is considered to outweigh any harm to visual amenity. It is considered the proposed development is acceptable in terms of the National Planning Policy Framework (NPPF), Manchester's Core Strategy, including policies DM1, EN4, EN5, EN6, EN7 and EN8, and saved Unitary Development Plan policy DC26.

Design and Appearance

The Air Source Heat Pump is utilitarian in appearance, with an off-white metal finish, and a design which befits its function, similar to that of large air-conditioning. The structure would not appear incongruous within its setting and would not be visible from surrounding public vantage points. The benefits associated with the proposed air source heat pumps cannot be achieved without the structure and it is sited in the most suitable location within the site, away from residential receptors. The design and appearance is considered pursuant to Policy DM1 of the Core Strategy.

Sustainability and Carbon Emission Reduction

Pursuant to policies EN4, EN5, EN6, EN7 and EN8, an air source heat pump system can help to lower carbon footprint as it uses a renewable, natural source of heat - air. A heat pump also requires a supplementary source of power, usually electricity, to power the heat pump, so there would still be some resulting CO2 emissions. However overall, the proposed method would be a better long term solution than the existing heat source.

Noise

The application is supported by a Plant Noise Impact Assessment, prepared by Noise Solutions Ltd. The report confirms that plant noise levels have been predicted at the nearest residential windows of St Stephen's Court. The assessment shows that noise from the proposed plant would comply with the local authority's usual requirements. Environmental Health considered this report and with regards to the acoustic pre-commencement condition, Environmental Health were satisfied that the report could be acceptable to discharge part A of the condition. Part B cannot be discharged as a verification report is required. This is reflected within the condition of any approval granted.

Given the that a pre-commencement condition and verification condition shall be attached, the proposed installations are not considered to give rise to any harmful impacts with regards to noise and disturbance in accordance with Saved UDP Policy DC26.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. 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.

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:

-Application for Planning Permission, stamped as received by the City Council as Local Planning Authority on 30 November 2021.

-Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 30 November 2021.

-Supporting Information- Chiller Package Type AA303S Typical Arrangement (Free- Standing Attenuator), stamped as received by the City Council as Local Planning Authority on 30 November 2021.

-Supporting Information- Product Information- CAHV-P500YA-HPB- Ecodan Air Source Heat Pump, stamped as received by the City Council as Local Planning Authority on 30 November 2021.

-Drawing- Proposed- Fence Drawing, stamped as received by the City Council as Local Planning Authority on 24 January 2022.

-Correspondence- Agent Email- Fencing Sample, stamped as received by the City Council as Local Planning Authority on 24 January 2022.

-Drawing- Site Plan, numbered 001B, stamped as received by the City Council as Local Planning Authority on 24 January 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policies DC26 of the Manchester City Councils Unitary Development Plan and policy DM1 & SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

3) The development shall be constructed only using the approved materials:

-Supporting Information- Chiller Package Type AA303S Typical Arrangement (Free- Standing Attenuator), stamped as received by the City Council as Local Planning Authority on 30 November 2021.

-Supporting Information- Product Information- CAHV-P500YA-HPB- Ecodan Air Source Heat Pump, stamped as received by the City Council as Local Planning Authority on 30 November 2021.

-Drawing- Proposed- Fence Drawing, stamped as received by the City Council as Local Planning Authority on 24 January 2022.

-Correspondence- Agent Email- Fencing Sample, stamped as received by the City Council as Local Planning Authority on 24 January 2022.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policy DM1 of Manchester's Core Strategy.

4)
a) The plant hereby approved shall be installed in accordance with the Noise Assessment or Information- Plant Noise Impact Assessment, stamped as received by the City Council as Local Planning Authority on 30 November 2021. The externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the first operation of the scheme a verification report shall be submitted to and approved 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. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non- conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

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

5) The boundary treatment, as indicated on drawing "Proposed- Fence", stamped as received by the City Council as Local Planning Authority on 24 January 2022 shall be installed prior to the first use of the plant hereby approved. The fencing shall be retained and maintained in situ for as long as the development is in use.

Reason – In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Harpurhey Community Church, Carisbrook Street, Manchester, M9 5UX

13 Evanton Walk, Manchester, M9 5GL

39 Windrush Drive, Manchester, M9 5QR

12 Tufton Walk, Manchester, M9 5RG

6 Tufton Walk, Manchester, M9 5RG

23 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

7 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

4 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

2 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

1 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

12 Evanton Walk, Manchester, M9 5GL

10 Evanton Walk, Manchester, M9 5GL

35 Windrush Drive, Manchester, M9 5QR

10 Tufton Walk, Manchester, M9 5RG

8 Tufton Walk, Manchester, M9 5RG

15 Culgaith Walk, Manchester, M9 5QH

13 Culgaith Walk, Manchester, M9 5QH

11 Culgaith Walk, Manchester, M9 5QH

9 Culgaith Walk, Manchester, M9 5QH

7 Culgaith Walk, Manchester, M9 5QH

5 Culgaith Walk, Manchester, M9 5QH

3 Culgaith Walk, Manchester, M9 5QH

1 Culgaith Walk, Manchester, M9 5QH

24 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

22 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

21 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

20 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

19 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

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17 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

16 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

15 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

14 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

12 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

11 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

10 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

9 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

8 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

6 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

5 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

3 St Stephens Court, Shieldborn Drive, Manchester, M9 5AY

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1