

Planning

Growth & Development Directorate

Register of Applications

Application Reference

132807/FO/2022

Date Registered

17 February 2022

Applicant's Name & Address

Mr Jonathan Arthur, Jamieson Contracting, Queens Road Metrolink Depot , Queens Road, Manchester, M8 0RY

Agent's Name & Address (where applicable)

Mr Ralph Taylor, Paul Butler Associates, 31 Blackfriars Road, Salford, M3 7AQ,

Location

Queens Road Metrolink Depot , Queens Road, Manchester, M8 0RY

Proposal

Installation of 3no. Air Source Heat Pumps

Ward(s)**Decision**

Approved

Date of Decision

4 April 2022

Article 31 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.

Reason(s) for decision**Condition(s) attached to this decision**

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, received by the City Council as Local Planning Authority on 17 February 2022.

Drawing QRD1002-TGM-QRD-MW-XX-N-PLA-0003 Rev P3;
Drawing QRD1002-TGM-QRD-MW-DR-N-PLA-0002 Rev P2;
Drawing QRD1002-TGM-QRD-MW-DR-N-PLA-0006 Rev P1;
Technical Specification (FOCS-N /LN-CA 2622).

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) The development hereby approved shall be carried out in accordance with the submitted Plant Sound Assessment Report, produced by Lighthouse Acoustics (Ref: 0922/3/PSA1), dated 26 January 2022.

b) Prior to the operation of the air source heat pumps hereby approved, 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, pursuant to policy DM1 of the Manchester Core Strategy and saved policy DC26.1 of the Unitary Development Plan for the City of Manchester.

Informatives

This permission does not grant approval under Building Regulations.

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Condition(s) attached to this decision

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