

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130461/FO/2021

Date registered valid: 16 June 2021

Proposal: Installation of 3 no. Air Source Heat Pumps to side gable wall

Address: Flats 1-3, 222 Clarendon Road, Manchester, M16 0AQ

Ward(s): Whalley Range Ward

Applicant: Mr Patrick Mc Kendry, Mosscafe St Vincents Housing Group, 7th Floor Trafford House, Chester Road, M32 0RS

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

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10th August 2021



Application details

Type of application:	Full Application Consent	
Development type:	Minor Other	
Date of site visit:	27 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

The application site relates to a short terraced row of 4 no. two storey properties with gable fronted dormers which are used as flats. The properties lie within a predominantly residential area of Whalley Range ward area of Manchester. The properties are secured with boundary treatment and access to the flats are from the front with gated access along the side to the rear.

The frontages of the properties face onto Clarendon Road with a small front areas forming amenity space and rear yard areas. Boundary is brick wall with black ornamental railings..

Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature with a short walk to local shops and Manley Park

Description of development

The applicant proposes the installation of 3 no. Air Source Heat Pumps to side gable wall.

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments have been received as a result of this proposal.

Environmental Health – The Environmental Protection Section has read the submitted acoustic report (Noise Consultants, April 2021) and has the following comments to make. These comments will need to be addressed prior to the Air Source Heat Pumps being installed

1. The noise/vibration impacts from the ASHPs has not been assessed for the occupiers of the flats. There will be units installed on the gable wall there is a window on the gable end, it is not clear if this is openable, but it could be a pathway for noise into the building. The fixings for the ASHPs also need to be assessed to make sure there are no vibrations from the ASHPs into the flats.

2. The noise from the ASHPs needs to be 5dB below the typical background at the nearest noise sensitive receptor (which will be the occupiers of 222 Clarendon Road). Currently they are showing the noise to be on the background for adjacent residents which means that the noise will be above the background for those nearest to the ASHPs (demonstrated by figure A.2.1). Further acoustic assessment is therefore required including the design of mitigation measures to

attenuate the noise for the residents in 222 Clarendon Road (and therefore bringing the noise below background for the adjacent residents too). should the application be approved, attach relevant condition for external equipment insulation

Electricity Northwest – no comments received as a result of the proposal.

Policy and Issues

Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC26 for Development and Noise is still considered of relevance, in particular policy DC26.1 - The Council will consider the development control process to reduce the impact of noise on people living and working in, or visiting, the city.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o Policy EN 4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- o Policy EN 8 - Adaptation to Climate Change
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

The submitted application is for the installation of 3 no. Air Source Heat Pumps to side gable wall. The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

Residential amenity

The property forms part of the Mosscares St. Vincent Housing Group. The old communal gas heating systems in the properties will be replaced with individual Air Source Heat Pumps which will be located on the external side elevation of the property. The proposal is for 3 no. units placed

at the ground, first and second floor. This would allow each property to control their own heating needs which is not currently possible due to the existing system in place which do not allow thermostatic control. Control of temperature internally would allow reduction in CO2 emissions that would tie in with the aspects of the 'Climate Emergency'. The new system would serve Flat 1, flat 2 and Flat 3 at 222 Clarendon Road.

Air source heat pumps absorb heat from the outside air, this heat can then be used to heat radiators, underfloor heating systems, or warm air convectors and hot water in the home.

The proposed ASHP are efficient electric system and will help to see the reduction in CO2 emissions by residents having individual control of the system, allowing no heat loss and long term financial gain. The projection of the units would be 351mm in total measuring 1200mm metres x 741mm approximately.

It is not considered that the development will unduly adversely affect the amenities of the occupiers of the flats and the neighbouring residential properties, pursuant to policies DM1 and DC26. In the interests of residential amenity, a condition regarding the maximum level of noise permitted to emanate from the plant is required to be attached to a grant of planning permission, pursuant to policies DC26 and DM1.

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, and EN8, and saved Unitary Development Plan policy DC26.

Design

The proposed scheme will not detract from the character and appearance of the overall street scene, in accordance with policy DM1, due to the appearance and siting of the units, and the context.

The units will be seen as additions to the side elevation of the building; away from the main route along Clarendon Road, and will be sited at ground, first and second floor level, set at the same height and distance along the side elevations of these properties.

Sustainability

Pursuant to policies EN4 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 will still be some resulting CO2 emissions, however overall the proposed method would be better long term solution than the existing gas powered boilers.

Environmental Health (EH)

Initially concerns were raised by EH officers in relation to the submitted noise report, in terms of the noise criteria and the cumulative effect of all new plant and its effect on the nearest noise sensitive receptors.

Concerns related to the noise which would potentially emanate from the proposed units against the level of background noise levels and in turn would possibly impact upon residential amenity to occupiers of these flats.

The agent was made aware of these issues however, no response has been received and therefore an informative has been attached together with a noise condition.

The applicant would still need a verification report once the heating systems have been commissioned to prove that they are operating at the agreed level, and are in compliance with the 5dB(A) below background level criteria. Appropriately worded noise condition shall be attached to the approval.

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

Positive and proactive working - 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. No significant problems have arisen during the consideration of this 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 relates to the following drawings and documents:

Drawing no.ELV-01 Rev B received on the 16th June 2021 Proposed Elevations

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) The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form/drawings in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure, pursuant to policy DM1 of the Manchester Core Strategy.

4) 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.

b) Prior to occupation of the development 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.

Informative

The Environmental Protection Section has read the submitted acoustic report (Noise Consultants, April 2021) and has the following comments to make. These comments will need to be addressed prior to the Air Source Heat Pumps being installed

1. The noise/vibration impacts from the ASHPs has not been assessed for the occupiers of the flats. There will be units installed on the gable wall there is a window on the gable end, it is not clear if this is openable, but it could be a pathway for noise into the building. The fixings for the ASHPs also need to be assessed to make sure there are no vibrations from the ASHPs into the flats.

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Appendix 1 – List of consultees & neighbours notified

Environmental Health
Electricity Northwest

97 Cromwell Avenue, Manchester, M16 0BG
229 Clarendon Road, Manchester, M16 0AY
225 Clarendon Road, Manchester, M16 0AY
Flat Above, 98 York Avenue, Manchester, M16 0AG
227A Clarendon Road, Manchester, M16 0AY
222 Clarendon Road, Manchester, M16 0AQ
225B Clarendon Road, Manchester, M16 0AY

227 Clarendon Road, Manchester, M16 0AY
98 York Avenue, Manchester, M16 0AG
100 York Avenue, Manchester, M16 0AG
Flat 3, 222 Clarendon Road, Manchester, M16 0AQ
Flat 2, 222 Clarendon Road, Manchester, M16 0AQ
99 Cromwell Avenue, Manchester, M16 0BG
220 Clarendon Road, Manchester, M16 0AQ
2 Hawarden Avenue, Manchester, M16 0AP

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH