

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130463/FO/2021

Date registered valid: 16 June 2021

Proposal: Installation of 4 no. Air Source Heat Pumps to gable wall

Address: Flats 1-4 , 43 Quenby Street, Manchester, M15 4HX

Ward(s): Hulme Ward

Applicant: Mr Patrick McKendry, Moss Care, 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: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 24 May 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 29 July 2021

Standard consultations: Printed: 23 June 2021 Expired: 14 July 2021

Neighbour notifications: Printed: 23 June 2021 Expired: 14 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 4 no. Air Source Heat Pumps to gable wall of existing flats above commercial parade.

Consultations & Notification Responses

Environmental Health – *The applicant has submitted, with the application, an acoustic report which goes some way to addressing the above condition but the report only assesses noise from two heat pumps and the application is for four. The applicant will need to confirm that all four meet the above criteria.*

Withdrawal

Email from agent on 23rd May 2022:

*Hi Constance,
Following communications, our client accepts withdrawal of the ASHP install planning application for 43 Quenby Street.
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

49 - 51 Quenby Street, Manchester, M15 4HX
Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 3, 43 Quenby Street, Manchester, M15 4HX
Flat 50, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 47, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 45, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 43, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 40, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 38, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 35, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 33, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 30, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 28, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 26, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 11, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 9, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 7, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
41 Quenby Street, Manchester, M15 4HX
Flat 2, 43 Quenby Street, Manchester, M15 4HX
Flat 1, 43 Quenby Street, Manchester, M15 4HX
Flat 49, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 48, Westcott Court, Lower Moss Lane, Manchester, M15 4HS

Flat 46, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 44, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 42, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 41, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 39, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
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Flat 12, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 10, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 8, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 6, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 5, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 4, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 3, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
Flat 2, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
68 Lower Moss Lane, Manchester, M15 4HU
66 Lower Moss Lane, Manchester, M15 4HU
Flat 1, Westcott Court, Lower Moss Lane, Manchester, M15 4HS
47 Quenby Street, Manchester, M15 4HX
6 Kimberley Walk, Manchester, M15 4HL
4 Kimberley Walk, Manchester, M15 4HL
2 Kimberley Walk, Manchester, M15 4HL

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH