

Planning

Growth & Development

Delegated officer report for planning application

Application no. 125959/FO/2020

Date registered valid: 19 August 2020

Proposal: Installation of Air Source Heat Pumps to various elevations of properties

Address: 2,4,10,12,18 And 20 Merridge Walk, Manchester, M8 0TG

Ward(s): Cheetham Ward

Applicant: Mr Elliot Simm Northwards Housing Unit 11, Hendham Vale Industrial Estate, Manchester, M8 0AD

Agent (if any):

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 September 2020

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 2 September 2020

Expired: 23 September 2020

Neighbour notifications

Printed: 2 September 2020

Expired: 23 September 2020

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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site relates to a short terraced row of 6 no. two storey residential flats. The properties lie within a predominantly residential area of Cheetham Hill in the north of Manchester.

The frontages of the properties face onto Merridge Walk, which is a pedestrian walkway facing onto the side gable of properties on Brentfield walk and a grassed area which fronts onto Waterloo Road. The south side gable of the properties face onto B road Waterloo Road and the rear face onto Cul-de-sac Merridge Walk. The front elevations of the properties have a front outrigger with a pitched tiled roof which for the entrances to the properties, the properties have existing grey flues which protrude above the exiting pitched roof.

Description of Development

The submitted application is for the installation of air source heat pumps with associated surrounds to properties.

Consultations & Notification Responses

Local residents were notified however no responses were received.

Environmental Health -

Recommendation of a condition requiring a verification report to be submitted to validate that the work complies with the recommendations in the approved acoustic report.

Environmental Health reviewed the Azimuth Acoustic report reference AA0265 dated 18th August 20 and I made the following comments:

1. The report includes recommended noise limits which are not compliant with the noise criteria which should be adopted for the proposed items of plant and we cannot accept this. The equipment should be assessed and designed to meet the above criteria.
2. However, the assessment would seem to demonstrate that the units when fitted with the noise reduction kit (CZ-UG30) and set back to the night mode 3 setting during the night time hours the proposed 6 units will not exceed our criteria and would appear to be compliant at calculation stage which we can accept.
3. Therefore we will just require confirmation that the noise reduction kit listed above and in the report will be installed to each of the 6 units and that during the night time hours (23:00 to 07:00) each unit will be set using the night mode 3 setting.
4. We will then require a validation report to confirm the requirements in point 3 and final sound testing to confirm that the equipment does not exceed the predicted noise level when in use.

Policy

Unitary Development Plan Saved Policies

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 existing noise sources which are effectively outside planning control

National Planning Policy Framework (2019)

Chapter 2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

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):

- An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Chapter 12. Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings. Local Development Framework - Manchester Core Strategy (Adopted 11 July 2012) Policy SP1 identifies 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 including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Protect and enhance the built and natural environment

Policy DM 1 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:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- 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 EN 4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

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 EN 8 - Adaptation to Climate Change

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.

Issues

Principle

The submitted application is for the installation of air source heat pumps with associated surrounds to properties.

Northwards Housing manage City Council housing stock across the north of Manchester. The old communal gas heating systems in the properties will be replaced by Air Source Heat Pump (ASHP) systems, which will be installed on the external elevation of the property which will allow each resident to control internal temperature heating in their property, which they are not currently able to do due to the existing heating systems.

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 your home.

The proposed ASHP are efficient heating system and will contribute to the reduction in CO2 emissions from the households on Merridge walk, which will also reduce household energy bills.

Amenity

It is proposed to install 8 no. air source heat pump (ASHP) units upon the rear elevation of the properties facing the open land to the rear. Two ASHP units will be installed at ground floor level on each of the properties, the larger unit for the ground floor flat with the smaller unit for the first floor flat, trunking matching the brickwork will allow the cable work to be installed at first floor level without having to install a unit structure at this level.

Full details of the units have been provided, including appearance and technical specification. According to the technical specification; the larger unit will measure 865mm height x 1283mm width x 320mm depth, with the smaller unit measuring 622mm height x 824mm width x 320mm depth.

The units to be installed are 'Panasonic Acquarea High Performance Bi-bloc H Generation Single Phase, Heating & Cooling - SDC R410A Refrigeration', these will be installed at ground level and have externally mounted metal surround. The surrounds will be placed around each unit as a protective measure, and will be made to match the size of the units. The surrounds and associated trunking will match the existing brickwork, this will be in keeping with the properties in terms of visual appearance.

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.

The Agent reports that full resident engagement has commenced and is ongoing in relation to the proposed works. Works will involve the removal of existing boilers and communal gas supply. The new ASHP system will be electric. The long-term aim of Northwards Housing is for all managed properties to have ASHP provision.

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 and Appearance

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 installed to the front elevations of the properties on Merridge walk which face the pedestrian walkway ; the majority of the installations would not be visible from the main route Waterloo Road, and will be sited at ground floor level, set at the same height and distance along the front elevations of these properties. Due to the orientation of the properties, the installation on nos. 2 and 4 Merridge Walk would be visible from the highways on Waterloo Road by those travelling eastwards, however, given that the side gable of the properties forms the principle elevation the proposed installations are not considered to create unduly prominent features, particularly as they are to be installed at ground level. Overall the benefits of carbon reduction from the households is considered to outweigh any harm to visual amenity in accordance with core strategy policies DM1, EN4 and EN8.

Sustainability and Carbon Emission Reduction

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.

Noise and Disturbance

Initially concerns were raised by EH officers in relation to the submitted noise report, EH noted that recommended noise limits which are not compliant with the recommended noise criteria which should be adopted for the proposed items of plant. 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.

EH officers however commented that as the noise assessment would seem to demonstrate that the units when fitted with the noise reduction kit (CZ-UG30) and set back to the night mode 3 setting during the night time hours the proposed 6 units will not exceed our criteria and would appear to be compliant at calculation stage which we can accept. This information was relayed to the applicant who has confirmed that the noise reduction kit will be fitted to the correct setting to mitigate against any potential adverse impacts on amenity with regards to noise emitted from the apparatus.

However, 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.

Given the above considerations 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:

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. In this instance the Local Planning Authority worked with the agent by requesting further information relating to the proposal and attached appropriate conditions to the approval.

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:

- Site Location Plan drawing no: NW40528 stamped and received by the City Council as Local Planning Authority on 19 August 2020
- Proposed Elevations drawing no: 3032/3033 REV G stamped and received by the City Council as Local Planning Authority on 19 August 2020
- Specification for Panasonic Aquarea High Performance Mono-bloc H stamped and received by the City Council as Local Planning Authority on 22 January 2020
- Aquarea Designer Report stamped and received by the City Council as Local Planning Authority on 22 January 2020
- Azymuth Acoustics UK - Noise Assessment Report Ref: AA0265 stamped and received by the City Council as Local Planning Authority on 19 August 2020
- Applicant's email dated & received by the City Council as Local planning Authority on 23 September 2020
- Drawing No. NW40528 received via email by the City Council as Local Planning Authority on 08 October 2020

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) Prior to any above ground works, samples of the materials to be used for the construction of the development (surrounds and trunking) hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be constructed only using the approved materials.

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 development hereby approved shall be carried out in accordance with the noise report prepared by Azymuth Acoustics UK - Noise Assessment Report Ref: AA0265 stamped and received by the City Council as Local Planning Authority on 19 August 2020 and Applicant's email dated & received by the City Council as Local planning Authority on 23 September 2020

(b) Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report (part a of this condition). The report shall also undertake post completion testing to confirm that the noise criteria has 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, pursuant to policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

1 Oscroft Close, Manchester, M8 0TY
5 Oscroft Close, Manchester, M8 0TY
4 Minsmere Walk, Manchester, M8 0TF
7 Newmill Walk, Manchester, M8 0TH
1 Newmill Walk, Manchester, M8 0TH
35 Hansdon Close, Manchester, M8 0TZ
3 Oscroft Close, Manchester, M8 0TY
7 Merridge Walk, Manchester, M8 0TG
4 Merridge Walk, Manchester, M8 0TG
22 Merridge Walk, Manchester, M8 0TG
18 Merridge Walk, Manchester, M8 0TG
10 Merridge Walk, Manchester, M8 0TG
2 Minsmere Walk, Manchester, M8 0TF
6 Minsmere Walk, Manchester, M8 0TF
8 Minsmere Walk, Manchester, M8 0TF
10 Minsmere Walk, Manchester, M8 0TF
12 Minsmere Walk, Manchester, M8 0TF
14 Minsmere Walk, Manchester, M8 0TF
5 Newmill Walk, Manchester, M8 0TH
3 Newmill Walk, Manchester, M8 0TH
33 Hansdon Close, Manchester, M8 0TZ
31 Hansdon Close, Manchester, M8 0TZ
29 Hansdon Close, Manchester, M8 0TZ
27 Hansdon Close, Manchester, M8 0TZ
8 Merridge Walk, Manchester, M8 0TG
6 Merridge Walk, Manchester, M8 0TG
5 Merridge Walk, Manchester, M8 0TG
3 Merridge Walk, Manchester, M8 0TG
24 Merridge Walk, Manchester, M8 0TG
20 Merridge Walk, Manchester, M8 0TG
16 Merridge Walk, Manchester, M8 0TG
14 Merridge Walk, Manchester, M8 0TG
12 Merridge Walk, Manchester, M8 0TG
1 Merridge Walk, Manchester, M8 0TG
52 Haldene Walk, Manchester, M8 9BT
50 Haldene Walk, Manchester, M8 9BT

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1