

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143249/JO/2025

Date registered valid: 18 June 2025

Proposal: Variation of requirements of Condition 4 (air source heat pump) attached to planning permission 141876/FH/2025.

Address: 17 Upper West Grove, Manchester, M13 0BB

Ward(s): Ardwick Ward

Applicant: Mr Paul Keeble

Agent (if any): Andy Walton, Octopus Energy Services

Case officer: Steven McCoombe
Tel: 0161 234 4607
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Recommendation: Approve

Date of recommendation: 6 August 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 15 July 2025 Expired: 5 August 2025

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 property relates to a two-storey, mid-terrace dwellinghouse of brick construction with slate roof. There is an existing two storey rear outrigger (which appears original), together with a single storey rear extension projecting of the outrigger. The existing amenity space is a rear yard that backs onto an alleyway and a parcel of open space along the rear boundary. There is existing boundary treatment along the rear perimeter which incorporates a gated access. Given the nature of the property, car parking is on-street along the frontage, and wheeled bins are stored within the curtilage, screened behind boundary treatment.



View of rear of application property

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The immediate area is predominantly residential in character, largely comprising two storey, terraced dwellinghouses. To the south is student accommodation, beyond which is Octagon House – a multi storey office block.

Description of development

Variation of condition 4 (acoustic insulation) attached to planning permission referenced 141876/FH/2025 which allowed for the installation of an air source heat pump along the rear yard area. The proposed heat pump would be stepped away approximately 300mm from the common shared boundary with no. 19 Upper West Grove and retain a gap of approximately 500mm from the existing single storey rear extension and would measure approximately 527mm deep x 1372mm wide x 940mm maximum height.

In this case it is proposed to vary the wording of condition 4 which relates to noise conditions.

At present, the condition reads:

a) Prior to commencement of the development hereby approved, 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 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 development 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 verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme 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 policy DC26 of the saves UDP.

Given the significant cost and time involved in conducting acoustic assessments, discussions with the City Council have led to an agreement that such assessments will not normally be required for proposals involving Air Source Heat Pumps (ASHPs) for individual domestic properties, due to their potentially prohibitive nature. These costs could discourage households from pursuing similar installations, which would conflict with the Government's decarbonisation objectives. It has therefore been agreed that, provided the ASHP complies with the relevant industry noise standards (specifically MCS certification), the need for a noise assessment and its subsequent verification is considered unnecessary. As a result, it is proposed that the wording and requirements of Condition 4 be simplified as follows

The proposed Air Source Heat Pump hereby approved should be installed and maintained in accordance with the MCS certified standards.

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 of the Unitary Development Plan for the City of Manchester.

As long as the conditions requirements are met, no significant adverse impact on neighbouring living conditions from noise is expected. Any minor effects are considered to be outweighed by the proposal's benefits in terms of improved energy efficiency and carbon reduction. Therefore, the proposal is deemed to comply with the relevant, overarching policy and guidance.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Planning History

141876/FH/2025

Installation of air source heat pump. *Approved 5 March 2025.*

Policy

The following guidance and policies are considered relevant to the proposed development.

Core Strategy

Policy DM1 (Development Management)

Policy SP1 (Spatial Principles)

Policy EN4 (Reducing CO2 emissions by enabling low and zero carbon development)

Policy EN5 (Strategic Areas for low and zero carbon decentralised energy infrastructure)

Policy EN6 (Target Framework for CO2 reductions from low to zero carbon energy supplies)

Policy EN7 (Energy Infrastructure opportunities low to zero carbon decentralisation energy schemes)

Policy EN8 (Adaptation to climate change)

Unitary Development Plan for the City of Manchester

Saved Policy DC1 - Residential Extensions

Saved Policy DC26 - Development Noise

Places for Everyone Joint Development Plan

JP-S1: Sustainable development

JP-P1: Sustainable Places

JP-S2: Carbon and Energy

JP-S5: Clean Air

JP-S6: Resource Efficiency

Manchester Residential Quality Guidance

The planning guidance document sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and raise the quality of life across Manchester. The delivering of high quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the city's target of carbon neutrality by 2025, residential schemes will also need to be forward thinking in terms incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the guidance. The guidance is relevant to all stages of the planning process, construction and through to operational management. The guidance additionally sets standards for securing high quality and sustainable residential development in Manchester; including standards for internal space within new dwellings and is suitable for applications across all tenures.

Guide to Development in Manchester (SPG/SPD)

Chapter 2: Design

Chapter 4: Environmental standards

National Planning Policy Framework (NPPF)

The central theme to the revised NPPF is to achieve sustainable development. The government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role. The Framework underlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Relevant to this application is:

Chapter 2 - Achieving sustainable development

Chapter 4 - Decision-making

Chapter 12 - Achieving well-designed places

Chapter 8 - Promoting healthy and safe communities

Chapter 14 - Meeting the challenge of climate change, flooding and coastal change

Issues

Principle

The principle of retrofitting a residential dwellinghouse through the installation of an air source heat pump is generally acceptable providing there is no overriding, harmful impact upon either the character and use of the property, or upon visual and residential amenity of the neighbouring occupiers.

In the case of this application, the principle of the proposal is considered to be acceptable as it is not believed that there are factors of sufficient weight in terms of residential amenity and potential noise disturbance that would warrant the refusal of this application. On balance, the proposal is deemed not to conflict with the guidance and policy documents outlined above.

Sustainability and carbon emission reduction

The proposal would generate and lead to an increased reliance on green, renewable energy for the occupiers of the dwellinghouse, and thereby accords with overarching policy in terms of reducing the building's carbon footprint and emissions.

Residential Amenity

In this instance, given the existing and resultant contextual relationship along the rear boundary, combined with the fact that the proposal represents a relatively minor addition to the property in terms of scale and mass, and it would maintain sizable gaps from the shared boundaries, and the submitted plan has demonstrated that the proposed ASHP would not give rise to issues associate with overshadowing, loss of light, loss of outlook, and loss of privacy; nor would it introduce a visually overbearing feature on the occupiers of the neighbouring properties. Moreover, the proposal would not exceed the permitted development noise of (42dB). The submitted Manual Sound Calculator sheet indicates a final noise level result following assessment to be below (42dB). On this basis, the proposal is considered to comply with policy DC26 of the UDP and policies SP1 and DM1 of the Core Strategy.

Visual Amenity

The proposed ASHP would be a Daikin Altherma 3 High-Capacity Mono bloc model, measuring approximately 527mm deep x 1372mm wide x 940mm maximum height. It would be discreetly sited along the rear yard area; whilst maintaining a distance for the neighbouring boundaries. It would not be visible from a public highway or footpath, and as such, the proposal would have minimal impact upon the visual amenity of the area and would cause less than substantial harm to the character and appearance of the host dwellinghouse; and thereby accords with policies DM1 AND SP1 of the Core Strategy.

Car parking - The existing arrangement would be unaffected.

Waste Management - The existing arrangement would be unaffected

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

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.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The development must be begun not later than 5 March 2028.

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:

- o Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 09 January 2025.
- o Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 09 January 2025.
- o Existing Elevations, Drawing No. 02, received by the City Council as the Local Planning Authority on 09 January 2025.
- o Proposed Elevations, Drawing No. 04, received by the City Council as the Local Planning Authority on 09 January 2025.
- o Site Plan as Proposed, Drawing No. 03, received by the City Council as the Local Planning Authority on 09 January 2025.
- o Site Plan as Existing, Drawing No. 01, received by the City Council as the Local Planning Authority on 09 January 2025.
- o NOISE IMPACT ASSESSMENT, received by the City Council as the Local Planning Authority on 09 January 2025.
- o Supporting Information - PLANNING STATEMENT, received by the City Council as the Local Planning Authority on 09 January 2025.
- o Supporting Information - Daikin Altherma 3 High-Capacity Mono bloc model data sheet, received by the City Council as the Local Planning Authority on 09 January 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used throughout the development hereby approved shall be implemented in accordance with the approved details as set out in: Supporting Information - Daikin Altherma 3 High-Capacity Mono bloc model data sheet, and as specified in Condition 2 of this approval, received by the City Council as the Local Planning Authority on 09 January 2025.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of the Manchester Core Strategy.

4) The proposed Air Source Heat Pump hereby approved should be installed and maintained in accordance with the MCS certified standards.

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 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

19 Upper West Grove, Manchester, M13 0BB
15 Upper West Grove, Manchester, M13 0BB
8 South Grove, Manchester, M13 0AU
6 South Grove, Manchester, M13 0AU
4 South Grove, Manchester, M13 0AU
24 Upper West Grove, Manchester, M13 0BB
22 Upper West Grove, Manchester, M13 0BB
20 Upper West Grove, Manchester, M13 0BB
2 South Grove, Manchester, M13 0AU
10 South Grove, Manchester, M13 0AU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA