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reuse/retrofit/renewable
design/development/delivery

2 Beechwood Avenue, Chorlton, Manchester

Planning statement

August 2025

Proposed Development:
Installation of external wall insulation (EWI) to the side and rear elevations of 2 Beechwood Avenue, Chorlton.

Installation of solar photovoltaic (PV) panels on the front roof slope (included for completeness; these fall within permitted development under Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended).

Installation of an air source heat pump (ASHP) to the rear elevation (shown for completeness; falls within permitted development under Schedule 2, Part 14, Class G of the General Permitted Development Order, subject to compliance with the relevant limitations and conditions).

Partial cladding of the side elevation of the outrigger in larch to accommodate and screen external drainage fittings associated with the works.

The gable elevation sits on the boundary of land adopted by Manchester Highways (appendix A e-mail thread confirming adopted status). The EWI will extend over the boundary by approximately 150mm and, following advice from MCC planning, a full planning application with certificate B is to be submitted. We confirm that notice was served on MCC highways 29.07.25.

Planning Policy Context:
The proposed EWI, PV panels, and ASHP align with both national and local planning policies aimed at enhancing energy efficiency and reducing carbon emissions.

National Planning Policy Framework
- Paragraph 8 (Achieving Sustainable Development):
  Emphasises the importance of mitigating and adapting to climate change, including moving to a low-carbon economy. Retrofit, including EWI, plays a role in this by improving energy efficiency and reducing carbon emissions from buildings.
- Chapter 14 (Meeting the challenge of climate change, flooding and coastal change):
  Focuses on the role of planning in delivering sustainable development and mitigating climate change impacts, where retrofit and EWI can contribute by reducing energy consumption and greenhouse gas emissions.

Manchester Core Strategy (2012 – 2027):
- Policy EN4 (Reducing CO_2 Emissions by Enabling Low and Zero Carbon Development): Encourages developments that reduce carbon emissions through energy efficiency measures.
- Policy EN6 (Target Framework for CO_2 Reductions): Supports retrofitting existing buildings to improve energy performance.

Design Considerations:
The rendered finish will be white through-coloured and will cover the low-quality common brick façade material, providing a modern contrast to complement the quality of the front façade materials and detailing.

The PV panels are designed to align with the roof slope, projecting less than 200mm, thereby complying with permitted development criteria and minimising visual prominence.

The ASHP will be sited to the rear of the property in a discreet location, meeting GPDO requirements for size, siting, and noise limits.

A section of the side elevation of the outrigger will be clad in larch boarding to accommodate and discreetly screen new external drainage fittings. The larch will weather naturally, providing a soft, contemporary contrast that remains sympathetic to the character of the property.

Conclusion:
The proposed works are consistent with Manchester's planning policies and guidance, aiming to improve the property's energy efficiency and contribute to the city's sustainability goals. Including the PV panels and ASHP in this application, despite their permitted development status, ensures a comprehensive assessment of the proposed alterations. The proposals have been carefully designed to deliver significant environmental benefits while maintaining a high-quality, sympathetic appearance in the streetscape.

Appendix 1

Highway status research confirmation :

From: Road Information Searches <roadinformationsearches@manchester.gov.uk>
Sent: 15 July 2025 15:17
To: GIS <GIS@manchester.gov.uk>
Cc: Mandie Shilton Godwin <cllr.mandie.shiltongodwin@manchester.gov.uk>; Joanna Midgley <cllr.joanna.midgley@manchester.gov.uk>; Dave Rawson <cllr.dave.rawson@manchester.gov.uk>; Helen Johnson <helen.johnson@manchester.gov.uk>; Miriam Amies <Miriam.Amies@manchester.gov.uk>
Subject: Re: Alleyway ownership

Hi
Our records indicate that alleyways located to the rear of numbers 96-84 Sandy Lane and between Beechwood and Brookfield Avenue are adopted (maintainable at public expense). Our records indicate that the alleyways are gated under section 129A of the Highways Act 1980 now Public Space Protection Orders (PSPO).

Kind regards

Highways Service
Growth and Neighbourhoods Directorate
Manchester City Council

Email: roadinformationsearches@manchester.gov.uk
Contact Centre: 0161 234 5004

From: GIS <GIS@manchester.gov.uk>
Sent: 11 July 2025 09:46
To: Road Information Searches <roadinformationsearches@manchester.gov.uk>
Cc: Mandie Shilton Godwin <cllr.mandie.shiltongodwin@manchester.gov.uk>; Joanna Midgley <cllr.joanna.midgley@manchester.gov.uk>; Dave Rawson <cllr.dave.rawson@manchester.gov.uk>; Helen Johnson <helen.johnson@manchester.gov.uk>; Miriam Amies <Miriam.Amies@manchester.gov.uk>
Subject: RE: Alleyway ownership

Hi Road Information Searches

Please can you reply to the query below

Kind regards

GIS Team

Performance, Research and Intelligence

Manchester City Council

Level 6, Town Hall Extension

Manchester, M60 2LA

GIS@manchester.gov.uk

From: Miriam Amies <Miriam.Amies@manchester.gov.uk>
Sent: 11 July 2025 10:31
To: GIS <GIS@manchester.gov.uk>
Cc: Mandie Shilton Godwin <cllr.mandie.shiltongodwin@manchester.gov.uk>; Joanna Midgley <cllr.joanna.midgley@manchester.gov.uk>; Dave Rawson <cllr.dave.rawson@manchester.gov.uk>; Helen Johnson <helen.johnson@manchester.gov.uk>
Subject: FW: Alleyway ownership

Hi GIS Team,

We've had an ask from residents via Chorlton Park Councillors regarding the land-ownership of several alleyways off Sandy Lane.

When I have checked the land reg it states that they are classed as "Legal Alley Gate Closure".

Are you able to clarify what this means with regards to Council adoption?

Thank you,
Miriam

Miriam Amies (she/her)
Neighbourhood Officer – Fallowfield (Mon, Tues, Weds am)
Neighbourhood Manager – Chorlton, Chorlton Park, Whalley Range (Weds pm, Thurs, Fri) June -> September 2025

South Neighbourhood Team
Neighbourhood Directorate

Manchester City Council

Tel: 07866989466

From: Mandie Shilton Godwin <cllr.mandie.shiltongodwin@manchester.gov.uk>
Sent: 09 July 2025 17:50
To: Helen Johnson <helen.johnson@manchester.gov.uk>; Miriam Amies <Miriam.Amies@manchester.gov.uk>
Cc: Joanna Midgley <cllr.joanna.midgley@manchester.gov.uk>; Dave Rawson <cllr.dave.rawson@manchester.gov.uk>; Gavin White <cllr.gavin.white@manchester.gov.uk>
Subject: Alleyway ownership

Hi Miriam and Helen,

Could you look at the ownership please for the alleyway behind nos 96 to 84 Sandy Lane and then between Beechwood and Brookfield Avenues
Apparently it's unregistered whereas most alleyways are adopted by the city Council.

A resident needs to know for planning purposes

Best wishes

Mandie