MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143076/VO/2025
Date registered valid:	27 June 2025
Proposal:	City Council Development - Installation of 34 no. air source heat pumps
Address:	Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Ward(s):	Harpurhey Ward
Applicant:	Mr Dan Butterworth, Manchester City Council
Agent (if any):	Mr Dan Butterworth, Manchester City Council
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**23 October 2025**

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit: 14 July 2025

Standard consultations:
Printed: 4 July 2025 Expired: 25 July 2025

Neighbour notifications
Printed: 4 July 2025 Expired: 25 July 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to Apprentice Court, 2 Caversham Drive within the north Manchester ward of Harpurhey. The site is located off Caversham Drive with the western elevation facing Upper Conran Street. The property relates to a dark red brick, two storey sheltered accommodation block comprising of 1 and 2 person rooms. The main entrance to the property is located off Caversham Drive within the part single storey flat roof structure attached to the building. Amenity space surrounding the property takes the form of grassed gardens, some soft landscaping and a number of mature trees. The site is bounded by high black railings.

The property is part of the Manchester City Council housing stock.

Description of area

The area is predominantly residential in nature, comprising mainly of two storey social housing. To the west of the site sits parking in connection with the Harpurhey District Centre.

Description of development

The submitted application seeks planning permission for the City Council Development - Installation of 34 no. air source heat pumps.

31no. units would serve individual flats and 3no. units would serve communal areas. The heat pumps would sit under ground floor windows of the flats, except for 3 instances where 3 units would sit against blank elevations. The units would service both ground and first floor flats, and pipework required for the first floor flats would be concealed internally and taken into the floor plate.

The proposed units will be operational 24hrs per day. Each unit would be limited via a "quiet mode" restriction for the full duration of their operation.

The proposed 34no. units are understood to be as follows:
31no. Daikin Altherma R32 Monobloc - EDLA04EV3 (quiet mode SPL 40dBA @ 1m)
3no. Daikin Altherma R32 Monobloc - EDLA08EV3 (quiet mode SPL 40dBA @ 1m)

Each unit would be finished with vinyl brick wrap to match the brickwork of the building walls.

Negotiations during the Course of the Application

A dialogue took place during the course of the application in respect of the findings of the submitted Noise Impact Assessment and the noise impact as a result of the proposal.

The initial scheme showed black Pendock profile services duct that would run from the ASHPs up to the first floor level. This gave rise to concern in respect of visual harm. Such ductwork was taken into the floor plate to overcome the LPA's concern.

Clarification was provided as to which product was to be utilised for the scheme.

Discrepancies across the drawings in respect of annotations were addressed.

Planning History

113784/FO/2016- Installation of two-storey extension to accommodate new lift.
Approved 17 November 2016.

Consultations & Notification Responses

Local Residents

No responses were received from local residents.

Environmental Health

Colleagues in Environmental Health reviewed the application and the submitted NIA. Colleagues had concerns with assessment methods and conclusions within the submitted noise impact assessment. Environmental Health colleagues sought clarification as to whether it was possible to lock the units' settings during nighttime hours. A dialogue took place between the agent on behalf of the noise consultant and Environmental Health.

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).
Paragraph 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):
a) an economic objective,
b) a social, and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012, updated March 2024 following Adoption of Places for Everyone Joint Development Plan.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:
Policy DM1 (Development Management)
Policy SP1 (Spatial Principles)
Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development)

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024. The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.
The following policies are relevant:
JP- S1- Sustainable development
JP-S2 – Carbon and energy

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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 exiting noise sources which are effectively outside planning control

ISSUES

Principle of Development

The submitted application seeks planning permission for the City Council Development - Installation of 34 no. air source heat pumps.

The current heating system of gas boilers would be changed to Air Source Heat. Air Source Heat Pumps operate by absorbing heat from the outside air – heat is absorbed at low temperature into a fluid, which is passed through a compressor to increase the temperature, and then transferred into the heating and hot water circuits of a building. The pumps use electricity to operate; however, the heat output is greater than the electricity input, making them an energy efficient method to heat buildings. The proposed ASHP are an efficient heating system and would contribute to the reduction in CO2 emissions from the flats within Apprentice Court which would also reduce energy bills. As such, the proposal would support the City Council's aspirations as outlined within Policy EN4 of the Core Strategy. However, consideration must be given in respect of amenity, noise and appearance of the proposed units.

Visual/ Residential Amenity

31no. units would serve individual flats and 3no. units would serve communal areas. The heat pumps would sit under ground floor windows of the flat, except for 3 instances where 3 units would sit against blank elevations.

Such units would be visible from the external amenity space connected with the building and would be visible when the residents utilise such area. However, adequate amenity space would still remain as a result of the proposal for the residents' use, and as the units would be sited close to the building, they would not impact the ability to use the external amenity space of the site.

It is noted that the north to south and south to north elevation would have several ASHPs along the elevation. Whilst it is noted that this could lead to a level of visual clutter, the applicant propose to wrap the units in a wrapping system from the supplier Daikin. The wrap proposed would be a brick effect and would be matched against the existing bricks on the host property. This measure would be a welcome attempt for the units to blend into the existing brick elevations of the host property.

As the units would be sited close to the ground floor windows, such views of the units should not be easily visible from the residents' ground floor windows due to the height of the structures and would not obstruct the view from such windows nor give rise to any adverse loss of light implications. As the units would be placed directly under the windows, any views of the structures from the first floor windows should be limited.

Whilst it is noted the units would be visible from the streets of Upper Conran Street, Caversham Drive and Braxton Walk, given the units would be wrapped to minimise the visibility of the units and given all associated ductwork would be sited internally, any adverse harm in respect of visual amenity would not be so harmful to warrant a refusal on the scheme.

In the interests of residential amenity, a condition would be placed on any approval granted ensuring the units run on a quiet mode constantly and the units are below a noise limit of 37dBA. A verification report ensuring the scheme operates as proposed would be required via condition. Such noise issues will be discussed in further detail later on in this report. Given the inclusion of such condition, the units would have as minimal impact in respect of noise and disturbance as possible, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

Overall, the benefits of carbon reduction from the households is considered to outweigh any harm to visual amenity. It is considered the proposed development is acceptable in terms of the National Planning Policy Framework (NPPF), Manchester's Core Strategy, including policies DM1 and EN4, and saved Unitary Development Plan policy DC26.

Design and Appearance

The proposed units will be operational 24hrs per day. Each unit would be limited via a “quiet mode” restriction for the full duration of their operation.

The proposed 34no. units are understood to be as follows:
31no. Daikin Altherma R32 Monobloc - EDLA04EV3 (quiet mode SPL 40dBA @ 1m)
3no. Daikin Altherma R32 Monobloc - EDLA08EV3 (quiet mode SPL 40dBA @ 1m)

Each unit would be finished with vinyl brick wrap product from Daikin to match existing brick walls.

The Air Source Heat Pumps proposed are utilitarian in appearance and with a design which benefits its function, similar to that of large air-conditioning. It is noted that the 34no. ASHPs will be visible from within the private amenity space afforded to Apprentice Court and from public vantage points. However, the benefits associated with the proposed air source heat pumps cannot be achieved without the structure. Further, vinyl brick wrap product from Daikin to match existing brickwork walls will mitigate visual harm to some extent. Such wrap would match the bricks of the host property and would be custom made to ensure this would be the case.

The products chosen are from a reputable provider and not considered to give rise to any issues in terms of design.

Therefore, the design and appearance is considered pursuant to Policy DM1 of the Core Strategy, given the constraints of the design and the nature of the proposal.

Sustainability and Carbon Emission Reduction

Pursuant to policies EN4 of the Core Strategy, an air source heat pump system can help to lower carbon footprints 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 would still be some resulting CO2 emissions. However overall, the proposed method would be a better long term solution than the existing heat source.

Noise

A Noise Impact Assessment was provided to support the application. Colleagues in Environmental Health reviewed the application and the submitted NIA. Colleagues had concern with assessment methods and conclusions within the submitted noise impact assessment. Environmental Health colleagues sought clarification as to whether it was possible to lock the units' settings during nighttime hours. A dialogue took place between the agent on behalf of the noise consultant and Environmental Health.

A revised NIA was supplied on 29 September 2025 (ref: AA0597 RevA). This confirmed that if all the units are limited via a "quiet mode" restriction for the full duration of their operation, then all but 1no. ASHP would have a noise output of less than 37dBA. Such noise output would be measured from 1m from the nearest neighbouring window of habitable rooms, including flats within the same block of flats, for both day and night periods. There is a marginal 0.2dB exceedance at Apprentice Court ground floor Flat 13's lounge window from Flat 29's ASHP, indicating a marginal noise impact at this receptor however no noise impact at all other receptors. To ensure a noise level of below 37dBA is achieved, the ASHP for flat 29 has been moved south as recommended. Such unit would no longer sit under the window next to flat 13 but would sit closer to the communal corner of the building. Such amendment is reflected within the revised floor plans and annotated on the plans for the avoidance of doubt.

Given the scheme ensures a maximum noise output of 37dBA is achieved for every unit, the LPA can support the scheme in this instance. 37dBA would be the noise output that would need to be achieved to achieve permitted development. However permitted development rights cannot be used in this instance given the number of units proposed. Albeit, it is still a good indicator to ensure the scheme would not give rise to adverse implications of noise disturbance to noise receptors.

Given this and given a condition ensuring such equipment is operated in accordance with the submitted NIA, the proposed installations are not considered to give rise to any harmful impacts with regards to noise and disturbance in accordance with policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

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 polices 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
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. Officers have worked with the applicant/agent in a positive and proactive manner, issues raised during the course of the application have been addressed and overcome, and appropriate conditions have been placed on the approval granted.

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:
-Application Form, received by the City Council as Local Planning Authority on 30 May 2025.
-Location Plan, received by the City Council as Local Planning Authority on 24 June 2025.
-Supporting Information- Altherma 3M Mini Monobloc Base Details, received by the City Council as Local Planning Authority on 30 May 2025.
-Supporting Information- Monobloc Heat Pump Product Specifications, received by the City Council as Local Planning Authority on 30 May 2025.
-Noise Impact Assessment (Azymuth Associates UK Ref:AA0597 RevA, dated 29/09/25), received by the City Council as Local Planning Authority on 29 September 2025.
-Drawing- Proposed- Elevations, numbered ACH-MCC-XX-EE-DR-A-0011 REV C, received by the City Council as Local Planning Authority on 23 October 2025.
-Drawing- Proposed- Floor Plan, numbered ACH-MCC-XX-GF-DR-A-0011 REV C, received by the City Council as Local Planning Authority on 23 October 2025.

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) The development shall be constructed only using the approved materials:
-Supporting Information- Altherma 3M Mini Monobloc Base Details, received by the City Council as Local Planning Authority on 30 May 2025.
-Supporting Information- Monobloc Heat Pump Product Specifications, received by the City Council as Local Planning Authority on 30 May 2025.

-Wrapping system as referenced within Drawing- Proposed- Elevations, numbered ACH-MCC-XX-EE-DR-A-0011 REV C, received by the City Council as Local Planning Authority on 23 October 2025.

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.

4a) The development hereby approved shall be carried out in accordance with the submitted Noise Impact Assessment (Azymuth Associates UK Ref:AA0597 RevA, dated 29/09/25), received by the City Council as Local Planning Authority on 29 September 2025, in relation to securing a reduction in the level of noise emanating from the site. All units must be limited via a “quiet mode” restriction for the full duration of their operation and must be below a noise limit of 37dBA. The scheme shall be implemented in full before the use 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 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, pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

2 Towton Street, Manchester, M9 4JA
10 Farndale Walk, Manchester, M9 4JF
12 Farndale Walk, Manchester, M9 4JF
14 Farndale Walk, Manchester, M9 4JF
2 Farndale Walk, Manchester, M9 4JF
4 Farndale Walk, Manchester, M9 4JF
6 Farndale Walk, Manchester, M9 4JF
8 Farndale Walk, Manchester, M9 4JF
1 Caversham Drive, Manchester, M9 4JH
11 Caversham Drive, Manchester, M9 4JH
3 Caversham Drive, Manchester, M9 4JH
5 Caversham Drive, Manchester, M9 4JH
7 Caversham Drive, Manchester, M9 4JH
9 Caversham Drive, Manchester, M9 4JH
1 Wadcroft Walk, Manchester, M9 4GJ
3 Wadcroft Walk, Manchester, M9 4GJ
5 Wadcroft Walk, Manchester, M9 4GJ
7 Wadcroft Walk, Manchester, M9 4GJ
9 Wadcroft Walk, Manchester, M9 4GJ
11 Wadcroft Walk, Manchester, M9 4GJ
13 Wadcroft Walk, Manchester, M9 4GJ
15 Wadcroft Walk, Manchester, M9 4GJ
2 Wadcroft Walk, Manchester, M9 4GJ
4 Wadcroft Walk, Manchester, M9 4GJ
6 Wadcroft Walk, Manchester, M9 4GJ
9 Braxton Walk, Manchester, M9 4GL
6A Wembury Street, Manchester, M9 4JT
Flat 1, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 2, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 3, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 4, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 5, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 6, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 7, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 8, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 9, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 10, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 11, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 12, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 13, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 14, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 15, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 16, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 17, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 18, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 19, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 20, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 21, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 22, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 23, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH

Flat 24, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 25, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 26, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 27, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 28, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 29, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Flat 30, Apprentice Court, 2 Caversham Drive, Manchester, M9 4JH
Drysdale And Bates Ltd, 6A Wembury Street, Manchester, M9 1JA
Harpurhey Wellbeing Centre, 93 Church Lane, Lightbowne, Manchester, M9 5BG
2 Caversham Drive, Manchester, M9 4JH
2A Caversham Drive, Manchester, M9 4JH

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA