

Our Reference: 71285 Downley Drive

Rowlinson Constructions Limited

Gardale House,
118b Gatley Road,
Gatley,
Cheadle
SK8 4AU

17 October 2025

Condition 39 – Confirmation of Air Source Heat Pump (ASHP) Arrangements

Site Address: St Vincent, Downley Drive, Manchester

We write on behalf of the applicant to confirm the installation details of the Air Source Heat Pump (ASHP) systems serving the apartments at the above development, in support of the discharge of Planning Conditions.

The ASHP installations have been designed and implemented in accordance with the approved *Environmental Standards & Energy Statement – Downley Drive Rev C (16 August 2023)* prepared by us, Watt Energy & Consulting Engineers. (Now CIVIC MEP)

Each apartment is supplied by a Daikin Altherma EDLA04EV3 air source heat pump hot water system, which provides domestic hot water only via an internally located hot-water cylinder. These cylinders are positioned within dedicated utility cupboards inside each apartment and are fully enclosed within the thermal envelope of the building. No external cylinders are proposed.

The external ASHP units are installed in accordance with the approved drawings and have been selected to ensure compliance with Condition 19 in relation to noise performance. The overall installation maintains the building's approved appearance and ensures high energy efficiency.

As confirmed through the final SAP assessments, the development achieves a 61.7% reduction in regulated CO₂ emissions compared with Part L 2013 (SAP 09 carbon factors), thereby exceeding the minimum 20% improvement required under Condition 16.

We trust this confirmation satisfies the Council's requirements for the discharge of Condition 39.

Please do not hesitate to contact us should any further clarification or documentation be required.

Yours sincerely,

Diya Kulkarni
On Behalf of Civic