

PLANNING STATEMENT

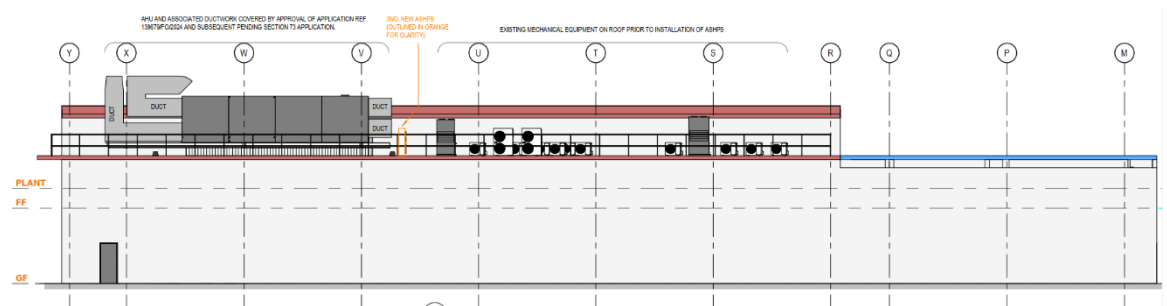
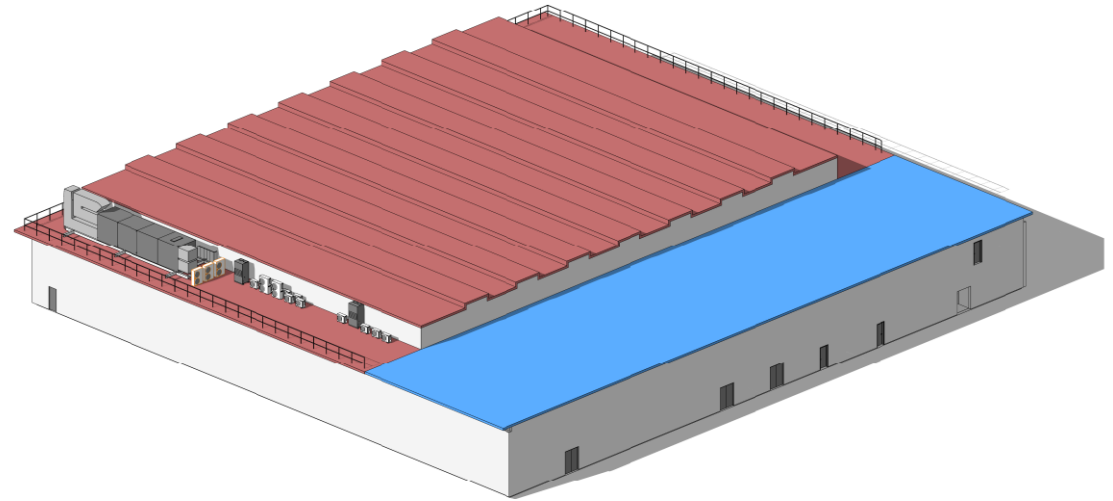
Proposed Air Source Heat Pumps

At

Hexagon Tower,
Crumpsall Vale,
Blackley,
Manchester,
M9 8GQ

Farrar Bamforth
Architecture Ltd

Architectural Consultants
farrarbamforth.co.uk



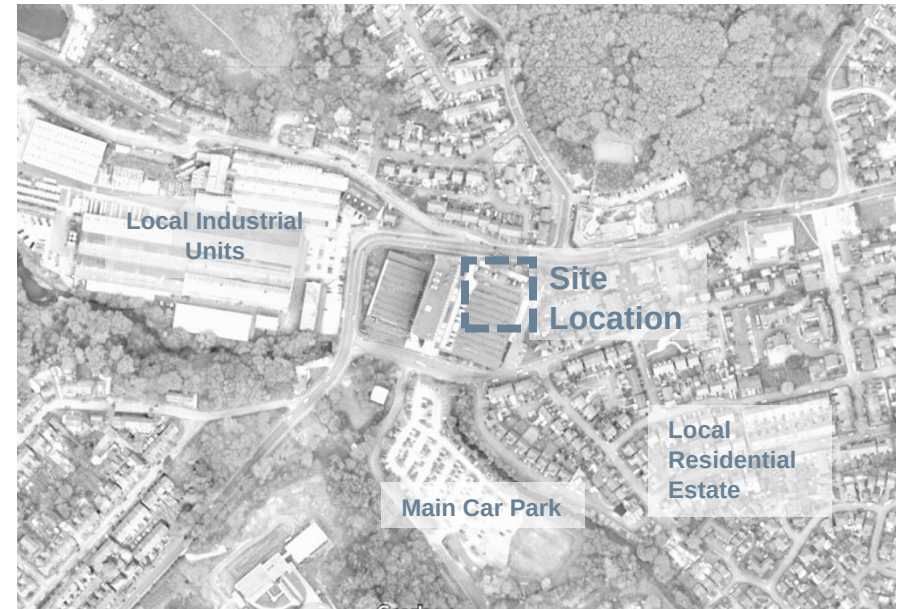
■ Farrar
■ Bamforth
■ Architecture

Desmo

Colour Synthesis
solutions

[1] LOCATION & CONTEXT

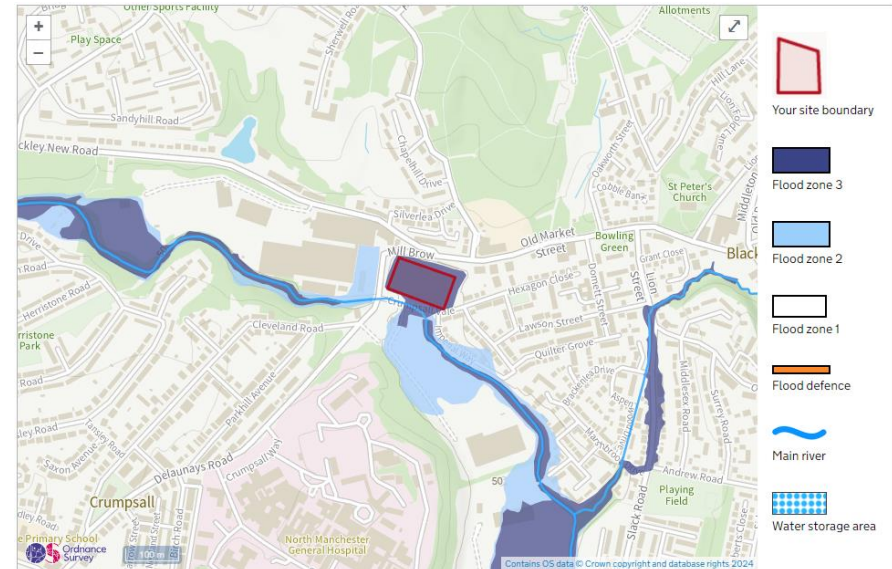
- 1.1 This Planning Statement has been prepared on behalf of Desmo Ltd and Colour Synthesis Solutions Ltd in support of a Planning Application for Hexagon Tower, seeking approval for 3No. Rooftop (External) Air Source Heat Pumps.
- 1.2 This statement describes the matters considered in the design of the scheme and the preparation of the planning application. It should be read in conjunction with the drawings and other associated supporting documents.
- 1.3 The purpose of the development is to provide a more sustainable way of heating the air within the adjacent Air Handling Unit covered by Application ref. 139679/FO/2024 and subsequent pending Section 73 application.
- 1.4 This site is located within a mix of residential and industrial developments, with its main car park to the south, sited within the valley of the River Irk.



Satellite image of the site and nearby surroundings with annotations (retrieved from Google Maps on, edited by FBA)

[2] PLANNING CONSTRAINTS & FLOOD RISK

- 2.1 Hexagon Tower is not within a Conservation Area, Green Belt or a Site of Biological Interest, according to the Local Development Map. The Site itself is close to but not within the River Valley designation of the River Irk, but the main car park is within this designation. The nearest Listed Building is the Grade II* Listed Church of St. Peter in Blackley, which is located approximately half a mile away.
- 2.2 Although the Site is within Flood Zone 3 according to the Flood Map for Planning (Environmental Agency, 2024), meaning there is a 'high probability of flooding from rivers and the sea', it is felt that a Flood Risk Assessment is not required and so has not been submitted as part of an application, due to the fact that the proposed Air Source Heat Pumps are on the roof of the East Machine Hall, Hexagon Tower, and is of such a scale that it is felt it wouldn't provide any major adverse effects to the existing drainage strategy of Hexagon Tower. It also is unlikely to be affected by the flooding from rivers and the sea due to its height about ground level.
- 2.3 According to Environmental Agency (2024) (2), the site is at a low risk of flooding from surface water, meaning it has a chance of flooding between 0.1% and 1% each year.



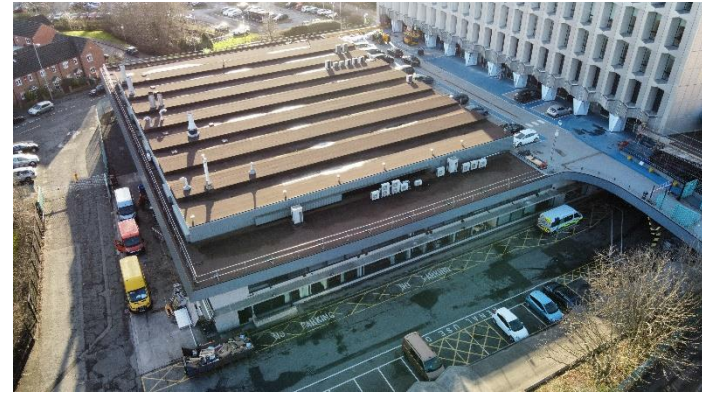
Flood Map for Planning (retrieved from Environmental Agency (2024) on 28.03.2024)

PROPOSED AIR SOURCE HEAT PUMPS

HEXAGON TOWER, CRUMPSALL VALE, BLACKLEY, MANCHESTER, M9 8QG
PLANNING STATEMENT

[3] SCALE & APPEARANCE

- 3.1 The Air Source Heat Pumps are proprietary and will be manufactured off-site and brought to site. There are several existing Air Source Heat Pumps and other units of mechanical equipment already in the vicinity.
- 3.2 As shown in the drawings attached to the application, the Air Source Heat Pumps are approximately 1020mm (wide) x 1350mm (high) x 417mm (deep). The Air Source Heat Pumps would be partially concealed by the Proposed AHU covered by Planning Application ref. 139679/FO/2024 on the roof of the East Machine Hall. There is existing access to the roof and guarding around the perimeter.
- 3.3 In terms of noise, it is unlikely that the Air Source Heat Pumps would contribute a significant amount of noise in comparison to the Air Handling Unit (ref. 139679/FO/2024), which was conditioned with acoustic requirements (Conditions 3a) and 3b)), which include a 'Prior to Commencement' and 'Prior to Operation' Conditions respectively.
- 3.4 Condition 3a (scheme) has already been discharged in application reference CDN/24/0739 however Condition 3b (verification report) has not. It is politely requested that conditions relating to acoustics are not attached to the permission of the application as the noise emitted should be minimal and can be picked up as part of the verification report to discharge submission 3 of Planning Application ref. 139679/FO/2024 if required, which can be carried out after the installation of both the AHU and three ASHPs if required.



Existing Photos show the location of where the ASHPs would be positioned. Top: Drone Aerial Photo showing the roof and equipment, taken from the North/ North East perspective. Bottom: Photo taken on the roof deck, showing an existing piece of mechanical equipment on the roof

[4] REFERENCE LIST

Environment Agency (2024). Flood map for planning. Retrieved from <https://flood-map-for-planning.service.gov.uk/>

Environment Agency (2024) (2). Check Long Term Flood Risk Service. Retrieved from <https://check-long-term-flood-risk.service.gov.uk/>

Google Maps (2024). Imagery from various sources. Retrieved from <https://www.google.com/maps/>