S73 Supporting Statement:

Date: 2nd January 2025.
Reference: 23-2516-S73 Supporting Statement

CLIENT:	Lovett Care Ltd.
LOCATION:	Yewtree Lane, Northern Moor, Wythenshawe, M23 0EA.
PROJECT:	Proposed Care Home. **134207/FO/2022 (Variation Ref 136127/JO/2023)**

This S73 application has been lodged in order to formalise the required changes for the location of the external plant area, in particular the renewable air source heat pumps for the proposed care home development and have the approved drawings under condition 2 of 136127/JO/2023 updated. This application, and the supporting information, will provide the required revised details and additional information required.

The proposed care home is required to achieve an energy EPC rating of A and will utilise renewable energy sources ensuring that the development will be highly energy efficient. In order to achieve the EPC-A rating, the scheme requires air source heat pumps for the provision of hot water and heating.

The previous (currently approved) location of the external air source heat pump area is not currently suitable for the operational function of the required air source heat pumps. Following progression of the mechanical and electrical technical designs for the project, due to the proximity of the Northern facade of the building with the physical Northern boundary and the air flow between these surfaces, the air source heat pumps have to be positioned elsewhere within the site for the functionality of the air source heat pumps to operate properly. Various air source heat pump manufacturers have been contacted and the same conclusion is reached from each manufacturer due to the required air flow over the units.

The newly proposed location offers a solution that is not impactful in terms of noise and appearance and also allows the units to function within their designed tolerances. The BWB acoustic report has been revised and submitted, document reference 20240911_220454_Yew Tree Care Home_Condition 13_P01.0. The findings of this acoustic report demonstrate that no acoustic impacts will occur to the dwellings along the Northern boundary and concludes that the revised location is no different in terms of noise from the previously approved location. The report provides details on the required acoustic fencing measures which will be implemented on site, refer to document reference 23-2516(90)009 Proposed ASHP Area Details.

Additionally, the revised landscaping information has also been re-submitted to reflect this minor update which also demonstrates that no reduction in amenity space has occurred. The area which was previously designated as 'Air Source Heat Pump Equipment' has now been assigned as a large resident amenity area for gardening/potting area and gardening equipment storage.

No resident amenity features have been lost as a result of this change, as the previously proposed bench and garden / landscaping features have just been relocated to elsewhere within the garden area. The previous total area of garden amenity space accessible to residents was 555.1m^2. Following the relocation of the ASHP area, the total area of garden amenity space for residents is 569.5m^2, an increase of 14.4m^2. The client has confirmed that they are happy with the revised proposals, and that the location of the ASHP area will cause no detriment to the residents level of care. The external amenity space for the care home occupiers will be perfectly adequate and will provide a pleasant and comfortable outside area for the users to enjoy.