

Your Ref: **PP-12988123**
Our Ref: HPD/CD/CM/24/078
Date: 29 May 2024

Manchester City Council
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Dear Sir / Madam,

RE: UNIT 3A, ALBANY ROAD TRADING ESTATE, ALBANY ROAD, CHORLTON-CUM-HARDY, MANCHESTER, M21 0AZ

On behalf of our client, Screwfix Direct Limited, we are instructed to submit a full planning application for the installation of 3 no. external air source heat pump units, at the abovementioned property.

Accordingly, please find enclosed herewith the following documents, which in addition to this letter, comprise the application:

- Duly completed Planning Application Form;
- Completed Certificate B and Copy of Notice as served;
- Site Location Plan at scale 1:1,250 with the site edged in red;
- Existing Plan (Dwg no. 11007-103-01);
- Existing Elevations (Dwg no. 11007-103-02);
- Proposed Plan (Dwg no. 11007-103-03);
- Proposed Elevations (Dwg no. 11007-103-04); and
- Block Plan (Dwg no. 11007-103-05).

The statutory application fee of £578.00 has been paid electronically by card following submission of this application via the Planning Portal.

The following sections of this letter outline the planning history for the site, Screwfix's proposed operation, and an assessment of the proposal against the relevant national and local planning policy.

BACKGROUND

The application site is located within the Albany Trading Estate. The site contains a fairly typical industrial end terrace unit with related external space. The site has a forecourt parking area to the front of the building, which is accessed off Albany Road

We are aware of the following planning history or the site:

- LPA ref: 118151/FO/2017 – Elevational alterations, including new entrance and access ramp to the south elevation, and alterations to the layout of the adjoining car park. Approved 15 January 2018.
- LPA ref: 120756/AO/2018 – Installation of 2no. externally-illuminated fascia signs. Approved 12 September 2018.

SCREWFIX DIRECT LIMITED

Screwfix Direct Limited comprises a Class B8 trade counter operation supplying local building companies. Their products are also sold over the internet, via a catalogue, over the telephone as well as over the trade counter; with any individual unit servicing its own local area for each of these methods of purchase. Screwfix brands and products are formulated for the trade professional in terms of quantity and type of goods.

THE APPLICATION PROPOSALS

This planning application seeks permission for the installation of 2 no. Daikin RZA200D and 1 no. Daikin RZAG50A air source heat pumps to the front elevation of the property to serve the commercial premises.

The air source heat pump units have dimensions of 870mm (h) x 1100mm (w) x 460mm (d) (Daikin RZA200D) and 734mm (h) x 870mm (w) x 373mm (d) (Daikin RZAG50A) and will be installed at low level sited on cantilever arms and drain to a new soak-away below. The units will be covered by protective metal condenser cages finished in Pebble Grey (RAL 7032).

THE ADOPTED LOCAL DEVELOPMENT FRAMEWORK

The Local Development Plan for Manchester comprises the Places for Everyone Joint Development Plan Document (2024), the Core Strategy (2012), the Proposals Map (2012), and 'saved' policies of the Unitary Development Plan (2012).

On the Policies Map accompanying the above, the site is situated within South Manchester in accordance with Policy EC9 of the Core Strategy (2012), albeit not allocated for a specific purpose.

The following policies are considered relevant to the proposals.

Policy EN4 'Reducing CO2 Emissions by Enabling Low and Zero Carbon Development' of the Core Strategy (2012), explains that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, to meet residual energy requirements through the use of low or zero carbon energy generating technologies. The Policy further explains where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings.

Policy JP-S2 'Carbon and Energy' of the Places for Everyone Joint Development Plan Document (2024), confirms that the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.

DESIGN AND AMENITY

By way of the proposal, it is proposed to install 3 no. external air source heat pumps, at low level on supporting cantilever arms along the front elevation of the property, behind an existing seasonal banner, and consequently; they will not be visible from public vantage points.

It is not considered the proposed units will give rise to any undue level of noise disturbance over and above the existing position. As stated, the proposed location of the air source heat pumps will also ensure that the proposed units are not visible from the surrounding street scene and therefore will not result in any harm to the character and appearance of the surrounding area.

Likewise, it is not considered that the development would have a detrimental impact on surrounding amenities or the character and appearance of the property, and would enhance the environmental sustainability of the premises itself. Air source heating causes little impact to the environment, and is a technology that is

becoming increasingly popular, not least as generating heat from renewable sources is environmentally sustainable due to producing zero carbon emissions.

Therefore, having regard to the policies of Manchester's adopted Local Plan, the proposed development is considered to be acceptable.

CONCLUSION

Screwfix Direct Limited make a positive contribution to the commercial and community life of the area providing essential trade counter services to local businesses including plumbers, electricians, builders and facilities departments to large organisations. However, in order to operate from the branch, an effective heating system is required to maintain a suitable climate within the premises.

We trust that you have sufficient information to determine this application, but should you have any questions or queries in the meantime or require any further information, please do not hesitate to contact me.

Yours faithfully,



Charlotte Mills
SENIOR PLANNER

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