

PLANNING GROWTH AND
DEVELOPMENT
MANCHESTER CITY COUNCIL
PO BOX 532
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M60 2LA

14/12/2023

Parrs Wood High School Heat Pump Proposal

Dear Planning Officer,

This statement presents the proposed air source heat pumps (ASHP) and associated works for space heating at Parrs Wood High School, Wilmslow Road, East Didsbury, Manchester, M20 5PG. The location of the proposed development can be found on the attached Location Plan (Appendix 1.1). The detailed Site Plans submitted, Appendix 1.2 and 1.3, illustrates the development seeking planning permission under The Town and Country Planning Act 1990.

Cogeo Planning and Environmental Services Ltd. has prepared this statement on behalf of the Applicant, E.ON Control Solutions Limited., herein referred to as E.ON, working in association with Parrs Wood High School (PWHS). This statement is supported by the attached drawings:

- Appendix 1.1 Location Plan
- Appendix 1.2 Existing Site Plan
- Appendix 1.3 Proposed Site Plan
- Appendix 1.4 Elevation Drawings

Site Description

The proposed ASHP is to be developed at PWHS, which is located off Wilmslow Road behind Parrs Wood Entertainment Complex. The school has over 1,900 students and strives to provide every individual with an excellent education to allow them to lead a successful life¹. The school also has a student sustainability team which have successfully reduced the school's annual carbon emissions by 630 tonnes, equivalent to £200,000 savings on utility bills. The school is keen to make further improvements and set an example for other schools. By reducing PWHS's overall carbon emissions further, this proposed development is expected to contribute to both National and International Carbon Reduction Targets.

Given the significant heat demand onsite, E.ON have designed a suitably sized ASHP installation to offset current energy demand. The ASHP units will be installed on the exterior of the school building, between classrooms G10-11 and G13-13b (Appendix 1.3). Positioned in a relatively enclosed area at the centre of the PWHS complex, the development is wholly associated with the school and is unlikely to be sighted from afar.

¹ Parrs Wood High School Vision: <https://www.parrswood.manchester.sch.uk/Vision-Values-Ethos/>



Development Specifications

Project design has evolved through desk-based and site appraisals, with the intention of the development to heat areas of the school through the utilisation of ASHP units. The ASHP absorbs warmth from the outside air and converts it into useable thermal energy via heat exchanger units. The units proposed will be connected to space heaters within the building, ensuring efficient distribution of heating. This form of heating offers a cleaner and more efficient alternative to the current system which relies on two central boilers. Approximately 20 years old, these boilers have surpassed their design life, making them increasingly difficult to maintain and in need of replacement.

Components will be installed on the school's exterior. Table 1 details the specifications of the proposed ASHP units and associated works; see attached detailed drawings in Appendix 1.4. These drawings exclude additional ancillary equipment as these will be located within the school's Main Plantroom. A fence will also be erected around the heat pumps to restrict access.

Table 1 Development Specifications

Component	Specification Detail
ASHP Unit	2x Conquest CXAX 046 SE SN Air-to-Water Heat Pump
Fence	Closed Board Timber (Tongue & Groove or Overlapped)

Access to the development site is gained via the unnamed road off Wilmslow Road which encompasses PWHS, Parris Wood Sixth Form and the Sports Complex (Appendix 1.1). This road enables access to the site via the back entrance of the school and will be used for all development works during construction and maintenance, with no upgrades necessary. To provide safe access to the new units, the existing metal staircase onsite will be used by all personnel (Appendix 1.3).

Planning History – Renewable Energy

On the 5th October 2015, PWHS received approval² for the lawful development of a roof-mounted solar array on the main school building. This was proposed to generate renewable electricity to feed directly into the school to offset grid supplied energy. This ASHP will further diversify the site's green energy generation portfolio with the adoption of green heating.

Planning Policy Assessment

Manchester City Council adopted their Core Strategy on 11th July 2012³. This is the key Development Plan document which sets out guidance for development in the area and forms part of the Local Development Framework (LDF). Alongside this, the National Planning Policy Framework (NPPF)⁴, revised in 2023, is also considered to be of note. The updated framework for England focuses on encouraging, promoting and

² Planning Reference for Roof-Mounted Solar PV Array: 109962/LP/2015/S2

³ Manchester City Council Local Development Framework (Core Strategy):
https://www.manchester.gov.uk/downloads/download/5672/core_strategy

⁴ National Planning Policy Framework: <https://www.gov.uk/government/publications/national-planning-policy-framework-2>



facilitating all forms of low-carbon technologies where they are suitably designed, and resultant impacts are appropriately mitigated. Whilst not all subsections or criteria of each policy are relevant to this development, those of importance are discussed.

Policy SP1 of the Core Strategy underpins the principles to be considered for all new development within Manchester. The proposed ASHPs will make a positive contribution to the neighbourhood by protecting and enhancing the environment via the use of cleaner energy. It will also reduce overall carbon emissions and promote the efficient use of natural resources, thereby presenting a high-quality green installation that complies with provisions noted within this policy.

By replacing the existing heating system with ASHP units, the proposed development offers PWHS the opportunity to further enhance its green credentials and reduce its carbon footprint. As per Policy EN4, the development will help improve energy efficiency and provide low carbon heat to the existing building, thereby contributing to the Council's efforts to reduce CO₂ emissions.

In accordance with Policy DM1, the development will be placed and designed appropriately in terms of layout, scale, form, massing, materials and detail. As the pumps will be located in an enclosed area, the ASHPs will not have any detrimental impacts to the character of the surrounding area. Moreover, any effects on amenity including noise and traffic generation will be minimal and short-term. During the construction phase, onsite operations will be restricted to hours that do not conflict with school drop-off/pick up times to prevent road congestion. As a carefully considered development, the proposal meets the requirements of Policy DM 1, presenting a high-quality sustainable installation with no significant impacts to local amenity or landscapes likely to occur.

Upon review of Manchester City Council's LDF and the constraints associated with new developments, it is concluded that the proposal for ASHP at PWHS adheres to policies enforced within the framework. Therefore, it is recommended that this development is approved given minimal overall impacts and its positive contribution to the environment.

Should you need any further information on the proposed development sought, or clarification of matters presented, please don't hesitate to get in touch.

Yours sincerely,

Selina Suzuki

Planning and Environmental Consultant

