

Planning Department (Development Management)
Manchester City Council

13-12-2023

Submitted via the Planning Portal ref: PP-12674177

Dear Sir/Madam,

**PROPOSED AIR SOURCE HEAT PUMP/COMPOUND INSTALLATION
WORTHINGTON HOUSE, TOWERS BUSINESS PARK, DIDSBURY, M20 2RY
APPLICATION FOR FULL PLANNING PERMISSION**

Please find enclosed a full planning application made by CBRE Limited, on behalf of KW Towers Limited ('the Applicant'), for the following description of development:

'Removal of existing smokers shelter and visitor cycle hoops (relocated to Worthington House frontage) and erection of Air Source Heat Pump (ASHP) with associated compound and utilities connection works to Worthington House building'.

The relevant background is provided below alongside details of the proposed development, application submission and relevant planning policies.

BACKGROUND AND CONTEXT

Worthington House is located within Towers Business Park in Didsbury. The Applicant acquired the Business Park in 2016 and is committed to maintaining the quality of the office accommodation and ensuring it provides a sustainable and energy-efficient workplace for a mixture of business users. The scheme was constructed in the 1990s and as the central plant within the buildings reaches the end of its operational life, the Applicant is committed to replacing this with new energy efficient and sustainable equipment which requires modification and alteration works.

The gas-fired boiler at Worthington House is now 25 years old and requires replacement. Rather than replace with another gas boiler which is reliant on fossil fuels, the intention is to use an Air Source Heat Pump ('ASHP') to generate the heating and cooling required for the building.

The ASHP runs on electricity which can be sourced from renewable energy and is much more efficient and environmentally friendly than a gas fired boiler. However, the ASHP is 5 times the size of the gas boiler and needs a large volume of air flow to allow its operation which means that it is not possible to locate this within the plant room where the boiler is currently positioned. The plant is also too large to be located on the plant deck erected on the southern elevation of Worthington House. Therefore, an alternative external location for the proposed ASHP in close proximity to the existing building is required.

In order to identify the best 'external' location for the ASHP, detailed analysis of the area immediately surrounding Worthington House was undertaken alongside consideration of how the external Air Conditioning plant has been located at Kingston House.

This exercise has identified the under-utilised smokers shelter area (hard-standing base) to the south-east corner of Worthington House as the optimum site for the new ASHP plant enclosure. The proposed location

does however necessitate the movement of the existing visitor cycle hoops to a new location in close proximity to the main Worthington House entrance.

The Design & Access Statement ('DAS') submitted with the planning application provides further analysis and justification for the proposal and its siting.

PLANNING POLICY

The site is located within the St James Conservation Area, the South Manchester Sub-Area (policy EC9) and is allocated/protected for employment use in the adopted development plan (Core Strategy and saved UDP). With specific regard to the ASHP proposal, the following policies are relevant:

- **Policy EN3 Heritage** – the policy details that proposals must preserve, or where possible, enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings and conservation areas.
- **Policy EN4 Reducing CO2 Emissions** – the policy details that wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies. 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. Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes. The use of building materials with low embodied carbon in new development and refurbishment schemes.
- **Policy EN16 Air Quality** – the policy details that the Council will seek to improve air quality and support proposals which minimise emissions.
- **Policy DM1 Development Management** – references the need to consider the appropriateness of the location of proposals relative to protecting amenity.

Ultimately, it is considered that the application proposals adhere to the relevant planning policies. Whilst the proposal provides for a new plant and associated compound adjacent to Worthington House, its location on the site of the existing smokers shelter will not reduce any new significant structure above and beyond what has already been accepted/provided on site. The relocation of the existing 3no. visitor cycle hoops to the front of the building adjacent to the main entrance has a negligible visual or heritage setting impact.

The proposed ASHP is also contained within an appropriately designed compound and is sufficiently distant from the nearest residential receptors.

Finally, the proposal fully complies with the key aims and objectives of adopted Core Strategy policy EN4 and supports the transition to low carbon energy and heat generation.

APPLICATION SUBMISSION

This application comprises the following:

APPLICATION DOCUMENTS	DOCUMENT NUMBER
Application Form	-
This Covering Letter	-
Design and Access Statement	-
Location Plan	00(00)100 Rev. A
Existing Site Plan	00(00)101 Rev. A
Proposed Site Plan	00(00)102 Rev. A
Existing Elevations	00(00)103 Rev. A
Proposed Elevations	00(00)104 Rev. A
Detailed Unit Plan	00(00)105
External Plant Compound Buried Pipework Option	C2320-50-00-02 Rev. P4
R32 e-series Modular Chiller Range	-

(Illustrative – Not for Approval)	
e-series Modular Chiller Range: Cooling Only or Heat Pump (150/180kW)	-
(Illustrative – Not for Approval)	
EAHV Air Source Heat Pump	-
(Illustrative – Not for Approval)	
EAHV-M1500YCL-N CIBSE TM65 Embodied Carbon Mid-level Calculation	-
(Illustrative – Not for Approval)	

The application fee has been paid to the Council via the Planning Portal website.

I trust that the information submitted with this application is appropriate and that the application can be registered and validated. However, if there are any immediate queries please do not hesitate to contact me using the details provided.

Yours sincerely,

Brooke Evans
 Graduate Planner
 CBRE Limited