

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135627/FO/2022

Date registered valid: 3 February 2023

Proposal: Installation of 174 no. air source heat pumps to apartments

Address: Apartments At Brookstone Close, Castlefield Walk, Cressfield Way,
Foxbench Walk, Marham Close, Pinetop Close, Sandstone Way,
Terrington Close & Wishaw Square, Manchester

Ward(s): Chorlton Park Ward

Applicant: Southway Housing Trust

Agent (if any): Miss Heather Lindley-Clapp, Nexus Planning

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 June 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 3 February 2023

Standard consultations:

Printed: 15 June 2023 Expired: 16 February 2023

Neighbour notifications

Printed: 16 June 2023 Expired: 23 June 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to Apartments At Brookstone Close, Castleford Walk, Cressfield Way, Foxbench Walk, Marham Close, Pinetop Close, Sandstone Way, Terrington Close & Wishaw Square within the south Manchester ward of Chorlton Park.

More specifically, the ASHPs would be installed at the following properties:

8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28 and 30 Brookstone Close,
2, 4, 6, 8, 10, 12, 14 and 16 Castleford Walk,
10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38 and 40 Cressfield Way,
1, 3, 5, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 24, 27, 29, 31, 33, 35, 37, 39, 41, 43,
45, 47, 49, 51, 53, 55, 71, 73, 75 and 77 Foxbench Walk,
1, 2, 3, 4, 5, 6, 8, 9, 11, 12, 15, 16, 18, 19, 20, 21, 23, 24, 25 Marham Close,
11, 13, 15, 17, 18, 19, 20, 22, 24, 26, 28, 30 and 32 Pinetop Close,
1, 3, 5, 7, 9, 11 Sandstone Way,
3, 5, 6, 7, 8, 9, 10, 12, 14, 15, 16, 17, 19, 21, 23, 25 and 27 Terrington Close and
1-12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 25, 27, 29, 31, 33, 37, 41, 43, 45 Wishaw Square.

The properties are two storey maisonette type apartment units. The properties are of differing ages but are made of either red brick or have a white rendered finish. The properties sit within a

Radburn layout, as the orientation of the front and rear elevations of properties differ throughout the estate.

During the course of the application, it was noted reference was made to 'Castlefield Walk' on both the application form and Covering Letter submitted with the application. However, the agent confirmed via email on 16 June 2023 that the estate is Castleford Walk. All drawings provided are labelled correctly.

On 12 June 2023, a site plan was received for Horsefield Close. However, properties within Horsefield Close are not listed within the application address nor highlighted within the location plan in the site edged red. As such, this assessment does not consider development for Horsefield Close.

Description of development

The submitted application seeks planning permission for the installation of 174 no. air source heat pumps (ASHPs) to apartments.

Location:

The units are to be positioned in different locations on each property, dependent of the layout of the properties.

The positions of the air source heat pumps would be as followed:

F- front of property

F2- front of property -stacked

G- gable

B- back of property.

Drawings were provided showing the position of the ASHPs in an elevational context.

Site plans show the position of the ASHPs across each of the estates and shows the ASHPs in relation to outside amenity space, bedrooms and bathrooms. The properties have been given a typology- A, B, C, D and this is annotated on the site plans, as well as the accompanying excel spreadsheet.

During the course of the application, the location of some of the ASHPs were altered and as a result all the ASHP at the front of the flats were relocated, so the number that would be in proximity to any habitable rooms decreased significantly. None would be located in the communal spaces at the rear of the properties. As a result, 49 flats in total would have a unit in proximity to a habitable room.

Technical specification:

The heat pumps to be installed are Daikin Altherma low temperature monobloc (model reference: EBLA04E3V3). Each unit would have approximate dimensions of Height: 0.7 x Length: 1.3 x Width: 0.4 metres. The technical details for this model are set out in the submitted Daikin Altherma Technical Specification (reference: 01 EBLA04 08E(3)V3_EDLA04-08E(3)V3_databook_ENv2 - 04 05 22). As set out on page 6 of the submitted Technical Specification, the model reference EBLA04E3V3 would result in sound pressure levels of 44dB when providing heat. The units would not provide cooling to the properties.

Acoustic enclosures:

During the course of the application, the applicant's stance on acoustic enclosures changed. Originally the applicant was to provide acoustic enclosures to every property and would be a Daikin EKLN08A Sound Enclosure. However, the applicant has since decided they wish to deal with the acoustic enclosures at a later date. Although the plans make reference to brightly coloured enclosures, these are not considered within this report.

Amended plans:

Due to the changes of the location of the ASHPs and neighbour's raising concerns that insufficient detail was provided within the original application, neighbours and consultees were re-notified with revised plans and additional information for an additional 7 days.

Planning history

100075/FO/2012/S1- Foxbench Walk- Creation of new road and environmental improvements including provision of outdoor gym.
Approved 16 November 2012.

099356/FO/2012/S1- Environmental improvement works to the Arrowfield Road housing estate including multiple boundary fences, communal spaces, footpaths and green spaces.
Approved 15 August 2012.

Further historic planning permission also exists for the site, prior to 2012.

Consultations & Notification Responses

Original consultation period:

Local residents

Local residents were consulted on the proposal and two comments were received:
One neighbour raised concerns that the plans did not clearly show where the units would be placed in relation to residential windows and in relation to private gardens. The neighbour asked for further information on where exactly the units would be proposed.

Another neighbour raised concerns about the noise to be produced when the ASHPs were running, and how the cumulative number of ASHPs in a very close area could produce substantial noise. Again, this neighbour asked for further information on where exactly the units would be positioned.

Environmental Health

Environmental Health were consulted on the proposal and provided the following comments:
I write in response to your memorandum of the 26 January 2023 regarding the above application and to inform you that I have considered the application and recommend that the following conditions are attached to any approval.

NSE6

External plant/equipment/servicing

a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the

use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

Had regard to Lighthouse Acoustics report reference 0989/PSA1 dated 20 October 2022 and have the following comments:

1. The report is based on 166 heat pumps being installed, but the application has said that 174 pumps will be fitted.

2. Measurement intervals for BS4142 Assessments should not be less than 15 minutes. Readings would be usually be 15 minutes during the night time period and 1 hour during the day. The assessment was made based on 5-minute readings, which could possibly mean the background noise levels were higher than they should be. Appendix A of the MCC Planning and Noise Guidance gives an example of how to calculate a typical background noise level.

3. The report says that the heat pump acoustic enclosures can provide a minimum of 10dB attenuation and that proposals for the acoustic enclosure should be forwarded for review. We will need to have the actual details of the proposed enclosures and the attenuation they will provide. We will also need to have a sound map showing the cumulative effect of all the heat pumps with the enclosures fitted so we can assess whether or not the MCC noise criteria will be met.

Re-notification period:

Local residents

Local residents were re-notified and 4 responses were received. The following issues were raised:

- Concerns about the noise/smells the units might create
- Concerns of units being installed in front gardens and close to bedroom windows, where in some cases units would be installed away from bedroom windows. Concerns the units would not fit in the intended locations due to existing use of patio areas.

Other non-planning matters were raised including:

- Expense of running an ASHP
- Limited impact the units would have in reducing carbon emissions
- Concerns of the safety of the units
- Not wanting to have an ASHP installed

Environmental Health

Environmental Health were re-notified and provided the following comments:

I write in response to your memorandum of the 15 June 2023 regarding the above application and to inform you that I have considered the application and recommend that the following conditions are attached to any approval.

NSE6

External plant/equipment/servicing

a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

The Noise report has not been updated, my Previous comments for this site still stand:

Had regard to the Lighthouse Acoustics report reference 0989/PSA1 dated 20 October 2022 and have the following comments:

1. The report is based on 166 heat pumps being installed, but the application has said that 174 pumps will be fitted.

2. Measurement intervals for BS4142 Assessments should not be less than 15 minutes.

Readings would be usually be 15 minutes during the nighttime period and 1 hour during the day.

The assessment was made based on 5-minute readings, which could possibly mean the background noise levels were higher than they should be. Appendix A of the MCC Planning and Noise Guidance gives an example of how to calculate a typical background noise level.

3. The report says that the heat pump acoustic enclosures can provide a minimum of 10dB attenuation and that proposals for the acoustic enclosure should be forwarded for review. We will need to have the actual details of the proposed enclosures and the attenuation they will provide. We will also need to have a sound map showing the cumulative effect of all the heat pumps with the enclosures fitted so we can assess whether or not the MCC noise criteria will be met.

During a site visit with the applicant, they stated that they would now like to only supply enclosures for those ASHP's that will affect habitable rooms, (not all the proposed ASHP's as originally stated) as this will save them a lot of money. If this is the case (although it has not been confirmed in the resubmitted application), the following additional information will be needed:

1. Identification of all the properties where the ASHP's are to be enclosed.

2. An updated noise map with the predicted noise levels from the ASHP's once they have been enclosed.

3. If the noise map (after enclosures have been fitted) shows that any of the properties in the vicinity of the ASHP's are still affected by noise levels which do not comply with our fixed plant and equipment condition, the applicant will need to clarify whether there are any habitable rooms on the facades that are affected or not.

Validation testing will still be needed once installation of the equipment is complete to ensure work was carried out in accordance with the plans and that the noise levels comply with the MCC criteria.

Issues

POLICY

The National Planning Policy Framework (NPPF) (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The impact; on the surrounding areas; in terms of the design, scale and appearance of the proposed development. Development should have regard

to the character of the surrounding area. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development); states that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions:

All development must follow the principle of the Energy Hierarchy, being designed:

- to reduce the need for energy through design features that provide passive heating, natural lighting and cooling
- to reduce the need for energy through energy efficient features such as improved insulation and glazing to meet residual energy requirements through the use of low or zero carbon energy generating technologies
- 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 EN5 (Strategic Areas for low and zero carbon decentralised energy infrastructure); aims to achieve an increase in the level of decentralised, low and zero carbon energy supplies.

Policy EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies); provides a Framework for CO2 reductions from low or zero carbon energy supplies.

Policy EN7 (Energy Infrastructure opportunities low and zero carbon decentralised energy schemes); states that there will be a general presumption in favour of low and zero carbon decentralised energy Schemes.

Policy EN8 (Adaptation to Climate Change); states all new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

- DC26.1 The council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the city. In giving effect to this intention, the council will consider both
- (a) the effect of the new development proposals which are likely to be generators of noise and
 - (b) the implications of new development being exposed to exiting noise sources which are effectively outside planning control

ISSUES

Principle of Development

The submitted application seeks planning permission for the installation of 174 no. air source heat pumps to apartments.

The current heating system would be changed to Air Source Heat. Air Source Heat Pumps operate by absorbing heat from the outside air – heat is absorbed at low temperature into a fluid, which is passed through a compressor to increase the temperature, and then transferred into the heating and hot water circuits of a building. The pumps use electricity to operate, however, the heat output is greater than the electricity input, making them an energy efficient method to heat buildings. The pumps use electricity to operate, however, the heat output is greater than the electricity input, making them an energy efficient method of heating.

The proposed ASHPs are an efficient heating system and would contribute to the reduction in CO2 emissions from the flats within the estates, which would also reduce energy bills.

Visual/ Residential Amenity

Given the benefits of carbon reduction to the residents outweighs the potential amenity harm, the impact is considered acceptable. As such, this assessment will consider how the impacts to amenity have been minimised.

The units are to be positioned in different locations on each property, dependent of the layout of the properties.

The positions of the air source heat pumps would be as followed:

F- front of property

F2- front of property -stacked

G- gable

B- back of property.

Drawings were provided showing the position of the ASHPs in an elevational context.

Site plans show the position of the ASHPs across each of the estates and shows the ASHPs in relation to outside amenity space, bedrooms and bathrooms.

As such, the proposal would have a direct impact to visual amenity and it is acknowledged due to the number of units to be installed cumulatively, they would be evident and lead to a level of architectural clutter. However, a condition would be attached to any approval granted requesting further information in relation to covers for the units. It is hoped that by installing covers to the units, this would reduce the visual impact to residents, whilst reducing noise implications and would provide a consistent appearance across the estates.

Where possible the units have been placed in locations which would have the least amount of impacts to the enjoyment of the residents. For example, at Pinetop Close units are to be installed at the front of the property close to entrance ways of flats, ensuring private amenity spaces to the rear are not impacted by the proposal. In other instances, units are to be installed at the gable end of properties, which would not be easily visible by residents nor impact the enjoyment of the amenity space (e.g., no.28 Brookstone Close).

However, 49 flats in total would have a unit in proximity to a habitable room. To overcome issues in relation to noise in such a close proximity to bedrooms, a noise condition has been requested from Environmental Health. It is hoped that the condition would minimise any impacts to the residents and ensure the noise levels produced are acceptable to Environmental Health.

It is hoped that with the installation of acoustic enclosures (information to be provided at a later date), that this would help minimise the noise impacts to be heard by the residents).

Overall, the benefits of carbon reduction from the households are considered to outweigh any harm to visual amenity. It is considered the proposed development is acceptable in terms of the National Planning Policy Framework (NPPF), Manchester's Core Strategy, including policies DM1, EN4, EN5, EN6, EN7 and EN8, and saved Unitary Development Plan policy DC26.

Design and Appearance

The Air Source Heat Pump is utilitarian in appearance and would be of a white/grey colouration. The benefits associated with the proposed air source heat pumps cannot be achieved without the structure and they are sited in the most suitable locations across the application site. In addition, it is expected that acoustic enclosures would be provided for the units and as such it is hoped that the utilitarian appearance of the units are softened with the covers. Therefore, the design and appearance is considered pursuant to Policy DM1 of the Core Strategy.

Sustainability and Carbon Emission Reduction

Pursuant to policies EN4, EN5, EN6, EN7 and EN8, an air source heat pump system can help to lower carbon footprints as it uses a renewable, natural source of heat - air. A heat pump also requires a supplementary source of power, usually electricity, to power the heat pump, so there would still be some resulting CO2 emissions. However overall, the proposed method would be a better long term solution than the existing heat source.

Noise

Environmental Health requested an external plant condition was attached to any consent granted. Although an acoustic report was provided as part of the application's submission, Environmental Health raised several concerns with the report. In addition, the location of some of the units has changed since the report was submitted. As such, the condition would be attached to any approval granted, with no reference to the noise report provided. In addition, Environmental Health requested further information in relation to the use of acoustic enclosures across the scheme and is incorporated into the condition attached.

Given a pre-commencement condition and verification condition shall be attached, the proposed installations are not considered to give rise to any harmful impacts with regards to noise and disturbance in accordance with policies SP1 and DM1 of the Core Strategy.

Neighbour comments

Following concerns raised from neighbours that the plans did not clearly show where the units would be placed in relation to residential windows and in relation to private gardens, a re-notification period was conducted which provided more information and more specific details of the location of the units, as well as some changes to the locations. Concern was raised across the consultation periods the units would create substantial noise impacts. Further concern was raised in regard to the positioning of the units in very close proximity of bedrooms.

The concerns in relation to noise and residential amenity are considered to be overcome with the insertion of the external noise condition and the acoustic enclosure condition within the decision notice below.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. Officers have worked with the applicant/agent in a positive and proactive manner and appropriate conditions have been placed on the approval granted.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

-Application for Planning Permission, stamped as received by the City Council as Local Planning Authority on 30 November 2022.

-Supporting Information- Product Specification, stamped as received by the City Council as Local Planning Authority on 30 November 2022.

-Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 10 January 2023.

-Correspondence- Covering Letter, stamped as received by the City Council as Local Planning Authority on 10 January 2023.

-Supporting Information- Daikin Altherma EDLA04EV3 Dimensions, stamped as received by the City Council as Local Planning Authority on 10 January 2023.

-Supporting Information- Product Technical Details, stamped as received by the City Council as Local Planning Authority on 10 January 2023.

-Drawing- Visuals- Aerial View of Site, stamped as received by the City Council as Local Planning Authority on 23 May 2023.

-Drawing- Proposed- Floor Plans and Front View, numbered DR-ME-P-01, stamped as received by the City Council as Local Planning Authority on 26 May 2023.

-Drawing- Proposed- Floor Plans and Rear View, numbered DR-ME-P-03, stamped as received by the City Council as Local Planning Authority on 26 May 2023.

-Drawing- Proposed- Typical Planning Drawings, numbered DR-ME-P-05, stamped as received by the City Council as Local Planning Authority on 26 May 2023.

-Drawing- Proposed- Typical Planning Drawings, numbered DR-ME-P-08, stamped as received by the City Council as Local Planning Authority on 26 May 2023.

-Supporting Information- Flats ASHP Position, stamped as received by the City Council as Local Planning Authority on 5 June 2023.

-Drawing- Proposed- Mechanical Services- Type H7 AS 1B2P Mid Cottage Flats, numbered SHT-ACM-XX-ZZ-DR-ME P02, stamped as received by the City Council as Local Planning Authority on 12 June 2023.

-Drawing- Proposed- Mechanical Services- Type H7 AS 1B2P End Cottage Flats, numbered SHT-ACM-XX-ZZ-DR-ME P04 REV T1, stamped as received by the City Council as Local Planning Authority on 12 June 2023.

-Drawing- Proposed- Mechanical Services- Type H9F AS 1B2P End Cottage Flats, numbered SHT-ACM-XX-ZZ-DR-ME P06 REV T1, stamped as received by the City Council as Local Planning Authority on 12 June 2023.

-Supporting Information- Brookstone Close, stamped as received by the City Council as Local Planning Authority on 12 June 2023.

-Supporting Information- Castleford Walk Flats, stamped as received by the City Council as Local Planning Authority on 12 June 2023.

-Supporting Information- Cressfield Way, stamped as received by the City Council as Local Planning Authority on 12 June 2023.

-Supporting Information- Foxbench Walk Flats 01, stamped as received by the City Council as Local Planning Authority on 12 June 2023.

-Supporting Information- Foxbench Walk Flats 02, stamped as received by the City Council as Local Planning Authority on 12 June 2023.

-Supporting Information- Foxbench Walk Flats 03, stamped as received by the City Council as Local Planning Authority on 12 June 2023.

-Supporting Information- Marsham Close Flats 01, stamped as received by the City Council as Local Planning Authority on 12 June 2023.

-Supporting Information- Marsham Close Flats 02, stamped as received by the City Council as Local Planning Authority on 12 June 2023.

-Supporting Information- Pinetop Close Flats, stamped as received by the City Council as Local Planning Authority on 12 June 2023.

-Supporting Information- Sandstone Way Foxbench Walk Flat 03, stamped as received by the City Council as Local Planning Authority on 12 June 2023.
-Supporting Information- Terrington Close 01 Flats, stamped as received by the City Council as Local Planning Authority on 12 June 2023.
-Supporting Information- Terrington Close 02 Flats, stamped as received by the City Council as Local Planning Authority on 12 June 2023.
-Supporting Information- Wishaw Square Flats 01, stamped as received by the City Council as Local Planning Authority on 12 June 2023.
-Supporting Information- Wishaw Square Flats 02, stamped as received by the City Council as Local Planning Authority on 12 June 2023.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policies DC26 of the Manchester City Councils Unitary Development Plan and policy DM1 & SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

3) The development shall be constructed only using the approved materials:

-Supporting Information- Product Specification, stamped as received by the City Council as Local Planning Authority on 30 November 2022.
-Correspondence- Covering Letter, stamped as received by the City Council as Local Planning Authority on 10 January 2023.
-Supporting Information- Daikin Altherma EDLA04EV3 Dimensions, stamped as received by the City Council as Local Planning Authority on 10 January 2023.
-Supporting Information- Product Technical Details, stamped as received by the City Council as Local Planning Authority on 10 January 2023.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policy DM1 of Manchester's Core Strategy.

4a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to installation of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. This shall also include an identification of all the properties where the acoustic enclosures are to be used and an identification of the relationship of the equipment in relation to habitable rooms. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the

Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

5) Notwithstanding acoustic enclosures shown within drawings specified within Condition 2, prior to any above ground works, details of the locations of enclosures and samples of the materials, design and colouration to be used for the acoustic enclosures of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be constructed only using the approved materials and shall be retained as such at all times thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Environmental Health

17 Wishaw Square, Manchester, M21 7GF
32 Sandstone Way, Manchester, M21 7RQ
12 Plover Terrace, Manchester, M21 7UJ
16 Wishaw Square, Manchester, M21 7GF
15 Wishaw Square, Manchester, M21 7GF
14 Wishaw Square, Manchester, M21 7GF
27 Terrington Close, Manchester, M21 7GA
9 Marham Close, Manchester, M21 7GD
37 Wishaw Square, Manchester, M21 7GF
28 Sandstone Way, Manchester, M21 7RQ
24 Sandstone Way, Manchester, M21 7RQ
30 Sandstone Way, Manchester, M21 7RQ
7 Horsefield Close, Manchester, M21 7GB
1 Horsefield Close, Manchester, M21 7GB
9 Terrington Close, Manchester, M21 7GA
3 Horsefield Close, Manchester, M21 7GB
18 Wishaw Square, Manchester, M21 7GF
11 Terrington Close, Manchester, M21 7GA
34 Sandstone Way, Manchester, M21 7RQ
26 Sandstone Way, Manchester, M21 7RQ
43 Wishaw Square, Manchester, M21 7GF
11 Wishaw Square, Manchester, M21 7GF
1 Tiefield Walk, Manchester, M21 7GR
22 Marham Close, Manchester, M21 7GD
12 Marham Close, Manchester, M21 7GD
21 Horsefield Close, Manchester, M21 7GB
45 Wishaw Square, Manchester, M21 7GF
3 Wishaw Square, Manchester, M21 7GF
22 Wishaw Square, Manchester, M21 7GF
55 Wintermans Road, Manchester, M21 7GE
25 Wintermans Road, Manchester, M21 7GE
11 Marham Close, Manchester, M21 7GD
5 Wintermans Road, Manchester, M21 7GE
24 Marham Close, Manchester, M21 7GD
18 Marham Close, Manchester, M21 7GD
4 Marham Close, Manchester, M21 7GD
19 Wishaw Square, Manchester, M21 7GF
21 Marham Close, Manchester, M21 7GD
16 Marham Close, Manchester, M21 7GD
4 Terrington Close, Manchester, M21 7GA
7 Terrington Close, Manchester, M21 7GA
27 Wishaw Square, Manchester, M21 7GF
57 Wintermans Road, Manchester, M21 7GE
3 Marham Close, Manchester, M21 7GD
29 Terrington Close, Manchester, M21 7GA
16 Terrington Close, Manchester, M21 7GA
2 Terrington Close, Manchester, M21 7GA
7 Wishaw Square, Manchester, M21 7GF
29 Wishaw Square, Manchester, M21 7GF

15 Wintermans Road, Manchester, M21 7GE
1 Marham Close, Manchester, M21 7GD
5 Horsefield Close, Manchester, M21 7GB
7 Tiefield Walk, Manchester, M21 7GR
10 Wishaw Square, Manchester, M21 7GF
7 Wintermans Road, Manchester, M21 7GE
4 Wishaw Square, Manchester, M21 7GF
3 Wintermans Road, Manchester, M21 7GE
21 Terrington Close, Manchester, M21 7GA
25 Terrington Close, Manchester, M21 7GA
23 Terrington Close, Manchester, M21 7GA
19 Terrington Close, Manchester, M21 7GA
15 Terrington Close, Manchester, M21 7GA
12 Terrington Close, Manchester, M21 7GA
9 Wintermans Road, Manchester, M21 7GE
2 Marham Close, Manchester, M21 7GD
15 Horsefield Close, Manchester, M21 7GB
20 Marham Close, Manchester, M21 7GD
8 Marham Close, Manchester, M21 7GD
6 Marham Close, Manchester, M21 7GD
9 Horsefield Close, Manchester, M21 7GB
17 Marham Close, Manchester, M21 7GD
14 Marham Close, Manchester, M21 7GD
23 Marham Close, Manchester, M21 7GD
15 Marham Close, Manchester, M21 7GD
17 Horsefield Close, Manchester, M21 7GB
19 Horsefield Close, Manchester, M21 7GB
11 Horsefield Close, Manchester, M21 7GB
25 Marham Close, Manchester, M21 7GD
19 Marham Close, Manchester, M21 7GD
10 Marham Close, Manchester, M21 7GD
1 Wintermans Road, Manchester, M21 7GE
14 Plover Terrace, Manchester, M21 7UJ
6 Terrington Close, Manchester, M21 7GA
5 Terrington Close, Manchester, M21 7GA
3 Terrington Close, Manchester, M21 7GA
59 Wintermans Road, Manchester, M21 7GE
5 Marham Close, Manchester, M21 7GD
31 Wishaw Square, Manchester, M21 7GF
21 Wishaw Square, Manchester, M21 7GF
9 Wishaw Square, Manchester, M21 7GF
33 Wishaw Square, Manchester, M21 7GF
49 Wintermans Road, Manchester, M21 7GE
19 Wintermans Road, Manchester, M21 7GE
7 Marham Close, Manchester, M21 7GD
6 Wishaw Square, Manchester, M21 7GF
39 Wishaw Square, Manchester, M21 7GF
28 Wishaw Square, Manchester, M21 7GF
47 Wintermans Road, Manchester, M21 7GE
14 Terrington Close, Manchester, M21 7GA
8 Wishaw Square, Manchester, M21 7GF
41 Wishaw Square, Manchester, M21 7GF
35 Wishaw Square, Manchester, M21 7GF
26 Wishaw Square, Manchester, M21 7GF

20 Wishaw Square, Manchester, M21 7GF
5 Tiefield Walk, Manchester, M21 7GR
17 Terrington Close, Manchester, M21 7GA
23 Wishaw Square, Manchester, M21 7GF
2 Wishaw Square, Manchester, M21 7GF
63 Wintermans Road, Manchester, M21 7GE
51 Wintermans Road, Manchester, M21 7GE
11 Wintermans Road, Manchester, M21 7GE
12 Wishaw Square, Manchester, M21 7GF
24 Wishaw Square, Manchester, M21 7GF
61 Wintermans Road, Manchester, M21 7GE
53 Wintermans Road, Manchester, M21 7GE
10 Terrington Close, Manchester, M21 7GA
8 Terrington Close, Manchester, M21 7GA
1 Terrington Close, Manchester, M21 7GA
5 Wishaw Square, Manchester, M21 7GF
25 Wishaw Square, Manchester, M21 7GF
1 Wishaw Square, Manchester, M21 7GF
45 Wintermans Road, Manchester, M21 7GE
23 Wintermans Road, Manchester, M21 7GE
21 Wintermans Road, Manchester, M21 7GE
17 Wintermans Road, Manchester, M21 7GE
27 Wintermans Road, Manchester, M21 7GE
9 Tiefield Walk, Manchester, M21 7GR
3 Tiefield Walk, Manchester, M21 7GR
2 Plover Terrace, Manchester, M21 7UJ
10 Plover Terrace, Manchester, M21 7UJ
4 Ploughbank Drive, Manchester, M21 7UB
2 Ploughbank Drive, Manchester, M21 7UB
54 Cressfield Way, Manchester, M21 7RW
52 Cressfield Way, Manchester, M21 7RW
50 Cressfield Way, Manchester, M21 7RW
48 Cressfield Way, Manchester, M21 7RW
46 Cressfield Way, Manchester, M21 7RW
20 Castleford Walk, Manchester, M21 7UL
14 Castleford Walk, Manchester, M21 7UL
8 Castleford Walk, Manchester, M21 7UL
2 Castleford Walk, Manchester, M21 7UL
9 Castleford Walk, Manchester, M21 7UL
3 Castleford Walk, Manchester, M21 7UL
4 Plover Terrace, Manchester, M21 7UJ
6 Bullfinch Walk, Manchester, M21 7RG
18 Castleford Walk, Manchester, M21 7UL
16 Castleford Walk, Manchester, M21 7UL
12 Castleford Walk, Manchester, M21 7UL
10 Castleford Walk, Manchester, M21 7UL
6 Castleford Walk, Manchester, M21 7UL
4 Castleford Walk, Manchester, M21 7UL
7 Castleford Walk, Manchester, M21 7UL
5 Castleford Walk, Manchester, M21 7UL
1 Castleford Walk, Manchester, M21 7UL
8 Bullfinch Walk, Manchester, M21 7RG
4 Bullfinch Walk, Manchester, M21 7RG
12 Bullfinch Walk, Manchester, M21 7RG

10 Bullfinch Walk, Manchester, M21 7RG
4 Sandstone Way, Manchester, M21 7RQ
5 Brookstone Close, Manchester, M21 7UH
19 Sandstone Way, Manchester, M21 7RQ
16 Buckthorn Close, Manchester, M21 7UG
12 Buckthorn Close, Manchester, M21 7UG
38 Cressfield Way, Manchester, M21 7RW
30 Cressfield Way, Manchester, M21 7RW
1 Sandstone Way, Manchester, M21 7RQ
18 Pinetop Close, Manchester, M21 7RN
15 Pinetop Close, Manchester, M21 7RN
26 Castleford Walk, Manchester, M21 7UL
20 Pinetop Close, Manchester, M21 7RN
8 Foxbench Walk, Manchester, M21 7RE
51 Foxbench Walk, Manchester, M21 7RE
41 Foxbench Walk, Manchester, M21 7RE
28 Castleford Walk, Manchester, M21 7UL
26 Brookstone Close, Manchester, M21 7UH
20 Brookstone Close, Manchester, M21 7UH
23 Sandstone Way, Manchester, M21 7RQ
28 Cressfield Way, Manchester, M21 7RW
9 Cressfield Way, Manchester, M21 7RW
13 Cressfield Way, Manchester, M21 7RW
21 Pinetop Close, Manchester, M21 7RN
4 Foxbench Walk, Manchester, M21 7RE
22 Foxbench Walk, Manchester, M21 7RE
2 Foxbench Walk, Manchester, M21 7RE
13 Pinetop Close, Manchester, M21 7RN
67 Foxbench Walk, Manchester, M21 7RE
5 Foxbench Walk, Manchester, M21 7RE
10 Brookstone Close, Manchester, M21 7UH
1 Foxbench Walk, Manchester, M21 7RE
28 Brookstone Close, Manchester, M21 7UH
21 Sandstone Way, Manchester, M21 7RQ
27 Foxbench Walk, Manchester, M21 7RE
13 Brookstone Close, Manchester, M21 7UH
11 Brookstone Close, Manchester, M21 7UH
5 Buckthorn Close, Manchester, M21 7UG
9 Buckthorn Close, Manchester, M21 7UG
18 Buckthorn Close, Manchester, M21 7UG
10 Buckthorn Close, Manchester, M21 7UG
1 Buckthorn Close, Manchester, M21 7UG
3 Buckthorn Close, Manchester, M21 7UG
7 Buckthorn Close, Manchester, M21 7UG
3 Brookstone Close, Manchester, M21 7UH
7 Pinetop Close, Manchester, M21 7RN
9 Pinetop Close, Manchester, M21 7RN
17 Sandstone Way, Manchester, M21 7RQ
29 Foxbench Walk, Manchester, M21 7RE
47 Foxbench Walk, Manchester, M21 7RE
15 Brookstone Close, Manchester, M21 7UH
7 Sandstone Way, Manchester, M21 7RQ
13 Sandstone Way, Manchester, M21 7RQ
28 Pinetop Close, Manchester, M21 7RN

16 Pinetop Close, Manchester, M21 7RN
85 Foxbench Walk, Manchester, M21 7RE
71 Foxbench Walk, Manchester, M21 7RE
55 Foxbench Walk, Manchester, M21 7RE
53 Foxbench Walk, Manchester, M21 7RE
49 Foxbench Walk, Manchester, M21 7RE
19 Foxbench Walk, Manchester, M21 7RE
16 Foxbench Walk, Manchester, M21 7RE
19 Castleford Walk, Manchester, M21 7UL
42 Cressfield Way, Manchester, M21 7RW
26 Cressfield Way, Manchester, M21 7RW
20 Cressfield Way, Manchester, M21 7RW
5 Sandstone Way, Manchester, M21 7RQ
15 Sandstone Way, Manchester, M21 7RQ
17 Foxbench Walk, Manchester, M21 7RE
12 Brookstone Close, Manchester, M21 7UH
3 Sandstone Way, Manchester, M21 7RQ
25 Pinetop Close, Manchester, M21 7RN
19 Pinetop Close, Manchester, M21 7RN
79 Foxbench Walk, Manchester, M21 7RE
65 Foxbench Walk, Manchester, M21 7RE
61 Foxbench Walk, Manchester, M21 7RE
43 Foxbench Walk, Manchester, M21 7RE
33 Foxbench Walk, Manchester, M21 7RE
31 Foxbench Walk, Manchester, M21 7RE
21 Foxbench Walk, Manchester, M21 7RE
18 Foxbench Walk, Manchester, M21 7RE
12 Foxbench Walk, Manchester, M21 7RE
11 Foxbench Walk, Manchester, M21 7RE
22 Castleford Walk, Manchester, M21 7UL
22 Brookstone Close, Manchester, M21 7UH
16 Brookstone Close, Manchester, M21 7UH
15 Foxbench Walk, Manchester, M21 7RE
20 Foxbench Walk, Manchester, M21 7RE
13 Foxbench Walk, Manchester, M21 7RE
34 Cressfield Way, Manchester, M21 7RW
15 Castleford Walk, Manchester, M21 7UL
32 Cressfield Way, Manchester, M21 7RW
40 Cressfield Way, Manchester, M21 7RW
44 Cressfield Way, Manchester, M21 7RW
36 Cressfield Way, Manchester, M21 7RW
6 Cressfield Way, Manchester, M21 7RW
24 Cressfield Way, Manchester, M21 7RW
11 Cressfield Way, Manchester, M21 7RW
10 Cressfield Way, Manchester, M21 7RW
2 Sandstone Way, Manchester, M21 7RQ
81 Foxbench Walk, Manchester, M21 7RE
14 Pinetop Close, Manchester, M21 7RN
37 Foxbench Walk, Manchester, M21 7RE
3 Foxbench Walk, Manchester, M21 7RE
9 Brookstone Close, Manchester, M21 7UH
1 Brookstone Close, Manchester, M21 7UH
32 Pinetop Close, Manchester, M21 7RN
73 Foxbench Walk, Manchester, M21 7RE

7 Foxbench Walk, Manchester, M21 7RE
69 Foxbench Walk, Manchester, M21 7RE
57 Foxbench Walk, Manchester, M21 7RE
17 Castleford Walk, Manchester, M21 7UL
14 Brookstone Close, Manchester, M21 7UH
4 Brookstone Close, Manchester, M21 7UH
16 Cressfield Way, Manchester, M21 7RW
12 Cressfield Way, Manchester, M21 7RW
9 Sandstone Way, Manchester, M21 7RQ
24 Pinetop Close, Manchester, M21 7RN
35 Foxbench Walk, Manchester, M21 7RE
30 Brookstone Close, Manchester, M21 7UH
24 Brookstone Close, Manchester, M21 7UH
11 Sandstone Way, Manchester, M21 7RQ
26 Pinetop Close, Manchester, M21 7RN
22 Pinetop Close, Manchester, M21 7RN
17 Pinetop Close, Manchester, M21 7RN
77 Foxbench Walk, Manchester, M21 7RE
75 Foxbench Walk, Manchester, M21 7RE
63 Foxbench Walk, Manchester, M21 7RE
6 Foxbench Walk, Manchester, M21 7RE
24 Foxbench Walk, Manchester, M21 7RE
8 Brookstone Close, Manchester, M21 7UH
30 Pinetop Close, Manchester, M21 7RN
87 Foxbench Walk, Manchester, M21 7RE
25 Foxbench Walk, Manchester, M21 7RE
14 Foxbench Walk, Manchester, M21 7RE
10 Foxbench Walk, Manchester, M21 7RE
18 Brookstone Close, Manchester, M21 7UH
6 Brookstone Close, Manchester, M21 7UH
14 Buckthorn Close, Manchester, M21 7UG
18 Cressfield Way, Manchester, M21 7RW
14 Cressfield Way, Manchester, M21 7RW
8 Cressfield Way, Manchester, M21 7RW
22 Cressfield Way, Manchester, M21 7RW
23 Pinetop Close, Manchester, M21 7RN
11 Pinetop Close, Manchester, M21 7RN
9 Foxbench Walk, Manchester, M21 7RE
39 Foxbench Walk, Manchester, M21 7RE
83 Foxbench Walk, Manchester, M21 7RE
59 Foxbench Walk, Manchester, M21 7RE
45 Foxbench Walk, Manchester, M21 7RE
23 Foxbench Walk, Manchester, M21 7RE
24 Castleford Walk, Manchester, M21 7UL
13 Castleford Walk, Manchester, M21 7UL
2 Brookstone Close, Manchester, M21 7UH
7 Brookstone Close, Manchester, M21 7UH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Historic Landfill Site 250m Buffer -

Manchester Cathedral Ownership - Manchester Cathedral Newton Heath Manor

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA