

Ref: JB/APC/11973
Date: 26th March 2023

Planning Department
Manchester City Council
Town Hall
MANCHESTER
M60 2LA

Dear Sir / Madam,

RE: FULL PLANNING APPLICATION AT SYCAMORE CLOSE, HEATON ROAD, WITHINGTON, M20 4PH

Cassidy + Ashton Group Ltd have been instructed by Jigsaw Homes, to submit a full planning application for the provision of an Air Source Heat Pump, with an acoustic enclosure, at the above site.

Full details of the proposed development are set out in the following accompanying documentation:

- 11973-P01-P1 Existing and Proposed Plans
- Noise Impact Assessment
- Covering Letter

Application Site

This application relates to an existing residential home for the elderly, referred to as 'Sycamore Close'. The property is accessible by foot off Heaton Road, which bounds the site directly to the east. Vehicular access is located off Tallarn Close, to the immediate south of the site, leading towards the ancillary car parking facility.

The property comprises a 2 no. storey, brick-built building, set out in a broadly 'L-shaped' configuration, accommodating residential apartments operated by Jigsaw Homes. The premises is surrounded by soft landscaping, punctuated by mature trees and hedgerow.

The location at which this application relates to lies to the north of the building, within an enclosed, external hard landscaped area, accommodating a mobility shed and greenhouse.

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Building Surveyors
Town Planners
Principal Designers

Development Proposed

This application seeks full planning permission to provide an Air Source Heat Pump, with an acoustic enclosure, located at the northern boundary of the site, upon an existing area of soft landscaping, between the existing mobility scooter store to the east, and a container and garden shed to the west. The Air Source Heat Pump will be fixed onto a concrete base upon the existing grassed area.

With consideration to the residential character of the surrounding area and the nature of the development, a Noise Impact Assessment has been prepared by Red Acoustics. The Assessment sought to measure existing noise levels, and target noise limits have been set for construction activities in accordance with local authority requirements and BS 4142:2014+A1:2019.

The results of the CadnaA noise propagation model, based on the manufacturer supplied noise data for the proposed Air Source Heat Pump unit and acoustic enclosure show that the target noise levels will be met for the proposed daytime period operational hours and night-time operation if desired, with the proposed acoustic mitigation in place.

It is therefore considered that the proposed development will not have a material impact in terms of noise and no adverse impact will be experienced by the proposed unit.

Concluding Remarks

This Covering Letter has sought to set out the development proposed at this location and demonstrate that the proposed works are entirely appropriate and justified.

I trust that the information submitted in support of this development is sufficient to enable this application to be considered favourably. However, should you require any further information, please do not hesitate in contacting me.

Yours faithfully



JORDAN BALAZS BA (Hons) MCD MRTPI
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 For and on behalf of
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Architects Building Surveyors Town Planners

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