

Ref: JB/APC/11697
Date: 24th January 2023

Planning Department
Manchester City Council
Town Hall
MANCHESTER
M60 2LA

Dear Sir / Madam,

RE: FULL PLANNING APPLICATION AT CLEMENT COURT, TOXTEH ROAD / REGINALD STREET, OPENSHAW, MANCHESTER, M11 1EQ

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:

- 11697-1000-P1-Location Plan
- 11697-1001-P1-Existing and Proposed Plans
- 11697-1002-P1-Proposed Tree Survey Overlay
- Arboricultural Impact Assessment
- Noise Impact Assessment
- Covering Letter

Application Site

This application relates to an existing residential home for the elderly, referred to as 'Clement Court'. The site is bound by Gransmoor Road to the east, Toxteth Street to the south and Reginald Street to the west, with residential dwellinghouses to the north.

The site itself comprises the main building set out in a broadly 'T-shaped' configuration. The primary façade of the building fronts Toxteth Street. The central part of the building is three-storeys in height, with two-storey extensions on either side. To the rear of the property is a three-storey outrigger, which steps down to two-storeys across the extent of the site, and then to one-storey at the northernmost portion of the site.

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The building is surrounded by soft landscaping and mature trees, with some hardstanding to the west providing vehicular parking spaces, alongside the siting of a small greenhouse and a mobility shed.

Development Proposed

This application seeks full planning permission to provide an Air Source Heat Pump, with an acoustic enclosure, located to the western boundary of the site, between the existing mobility shed and greenhouse. The Air Source Heat Pump will be fixed onto a concrete base upon the existing hardstanding, with below ground pipework connecting the heat pump and the existing plant room within the property.

Given the proximity of the proposed Air Source Heat Pump and the below ground pipework to the existing trees on site, a Tree Survey and Arboricultural Impact Assessment has been undertaken by Bowland Tree Consultancy Ltd. to support this application. The existing trees within the site have been plotted along with their root protection areas. The existing trees are in varying condition from moderate to low quality and value.

The development proposed has been assessed against the tree survey and it has been noted that the Air Source Heat Pump is to be installed within the Root Protection Areas (RPAs) of 3 no. trees. However, given that the heat pump is to be sited upon a concrete base within the existing area of hardstanding to the west of the site, this negates the need for excavation works at this location.

The below ground pipework will nonetheless require excavation within the RPA of 1 no. tree of low quality and value. Works are therefore recommended to be undertaken in accordance with 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook', including the following:

- Hand working methods and hand tools only to be used;
- All roots to be retained >25mm diameter, with large accumulations of fibrous roots being re-positioned to retain and pipework routed below such roots;
- Any roots identified as requiring removal will only be carried out using a sharp handsaw or secateurs, and only on advice from Project Arboriculturist;
- Exposed roots shall immediately be wrapped or covered with wet hessian to prevent desiccation and protect them from rapid temperature changes.

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.

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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.

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



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 For and on behalf of
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