



HERITAGE, DESIGN AND ACCESS STATEMENT

APPLICATION FOR PLANNING PERMISSION AND LBC APPROVAL TO RELOCATE AN EXSISTING AIR SOURCE HEAT PUMP AT

Tower Cottage, Banksprings Brewery, Kirksanton, MILLOM - LA18 5LN

05/11/2025

Introduction

This planning statement relates to the re-application requesting a new planning permission for the re-location of an existing Air Source Heat Pump (ASHP) external unit to provide a more cost effective and environmentally friendly heating for the subject property.

The following are enclosed in support of this application:

- Location Plan
- Existing and Proposed Drawings
- MCS 020 Planning Standard Noise Impact Assessment

Site Description

This application relates to **BANKSPRING FORMER BREWERY, A 5093 MILLOM**.

The Tower Cottage shares boundaries with the Brewery and the Tower.

The subject property is part of Bankspring former brewery GV II Former brewery, now houses. Probably C19. Stone rubble with slate roofs. House to west of 2 storeys with casement windows, rear wing has varied fenestration to north (the brewery), south courtyard with brewery buildings to east, some glazed tiles. Tall central bay (the tower) has pyramidal roof with gabled projection to south; round-headed windows; to north a lower bay with shallower pyramidal roof. Lower gabled outbuildings to east and south.

The subject property has no relevant planning history.



New Air Source Heat Pump position proposal

Proposal

The proposed development involves moving the ASHP external unit to the rear of the Tower Cottage. There are no alterations proposed to the subject building.

The proposed ASHP system is an 'aroTHERM plus 6kW' manufactured by Valliant UK, which will provide the subject building with the following key features:

- State-of-the-art heating technology with minimal environmental impact
- High performance with low running costs
- Super quiet, with sound power levels suitable for use in densely built-up terraced housing estates
- Higher energy-efficiency, enabling high energy savings against certain fossil fuels

The specified model's external unit has the following dimensions:

- Width: 1100mm
- Depth: 450mm
- Height: 1005mm [**6kW**]

More information about the proposed ASHP system can be found in the ASHP Technical Information document submitted with this application.

Planning Considerations

The proposed installation of the ASHP has been carefully planned with the aim of further minimising any potential adverse impacts on the subject property, neighboring properties, and the local surrounding area. Our assessment indicates the following key points:

- **Location & Siting:** As indicated on new proposed ground floor plans, the ASHP external unit is to be placed in the rear, along the wall facing the back of the property. This will further guarantee that the equipment will be easily accessible for maintenance and further minimises the amount of pipework to be installed to the indoor units of the ASHP system.
- **Noise Impact:** The ASHP external unit's noise impact has been addressed comprehensively and in more detail. Our siting considerations, in conjunction with the separation distances from neighboring properties and specific windows to habitable rooms, ensure that the proposal meets the new permitted development noise limit of 37dB for ASHPs set out in the MCS 020 Planning Standard for ASHPs on domestic premises. Please refer to the MCS 020 Planning Standard Noise Impact Assessment submitted with this application, for details of the noise impact assessment undertaken for this proposal.
- **Visual Impact:** The small scale of the ASHP external unit ensures that it does not visually dominate the subject property and its surroundings. Moreover, siting the unit now at the back of the subject property ensures it is further away from public view and does not impact the other property scene whatsoever, nor the tower building. Siting the ASHP external unit behind the property creates a screening effect that shields it completely from neighboring properties.

Conclusion

The new proposal overall is considered to be more acceptable than the last, and there would be no further unacceptable impacts on the amenity of neighboring properties. Neither will it adversely impact the character/appearance of the subject property and the other brewery buildings. It is therefore considered that planning permission be granted again.