

PLANNING CONSULTATION

RECOMMENDATION:	No objection to approval subject to condition
APPLICATION REF:	APP/2021/0039
CASE OFFICER:	Ruth Cuthbert
PROPOSAL:	Approval of Matters Specified in Conditions, etc, of Planning Permission in Principle Reference APP/2018/0644 Erection of Dwellinghouse and Garage including Formation of Access (Plot 2) to include a proposal for an air source heat pump.
LOCATION:	Land to East of Wrangham Villa, Bridge of Alford
AGENT:	Messrs Mike Strachan Architecture
DATE RECEIVED BY EH:	14 January 2021

These proposals incorporate an air source heat pump, which will reduce the total carbon emissions that would have arisen from the erection and occupation of similar proposals, without a source of low carbon energy. However, air source heat pumps are known to be emitters of noise.

Noise

For environmental reasons, the Scottish Government has encouraged the inclusion of low emissions technology, to improve the air quality of the country, into new development. In furtherance of this aim, the Government incorporated air source heat pumps into the permitted development regime. With certain exceptions, the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2016 has included the installation of air source heat pumps as permitted development.

For an installation to be permitted development it must (among other considerations) comply with the MCS 020 Planning Standard, Issue 1.3, and dated 19 June 2019. This includes a stipulation of a noise limit of 42 dB $L_{Aeq, 5 \text{ mins}}$ at the assessment position (meaning a position one metre external to the centre point of any door or window to a habitable room of a neighbouring property, as measured perpendicular to the plane of the door or window, ignoring the effect of that façade) would be met.

Accordingly, Environmental Health considers it both reasonable and consistent that these same amenity protections, afforded by the application of the permitted development regime, should apply to this development.

Environmental Health does not object to the approval of this application subject to the following condition:

Condition: the noise emission resulting from the operation of the air source heat pump shall not exceed a limit of 42 dB $L_{Aeq, 5 \text{ mins}}$ at a position assessed

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one metre perpendicular from the external centre point of any door or window, serving a habitable room, of a neighbouring property, ignoring the effect of that façade.

Reason: To ensure that noise from the development does not result in undue loss of amenity for surrounding properties.



Environmental Health Officer
20 January 2021