Oadby and Wigston Borough Council

Development Control Committee

19 January 2023

Oadby & Wigston
BOROUGH COUNCIL

Central Government Policy Advice:

- **"What is a material planning consideration?**

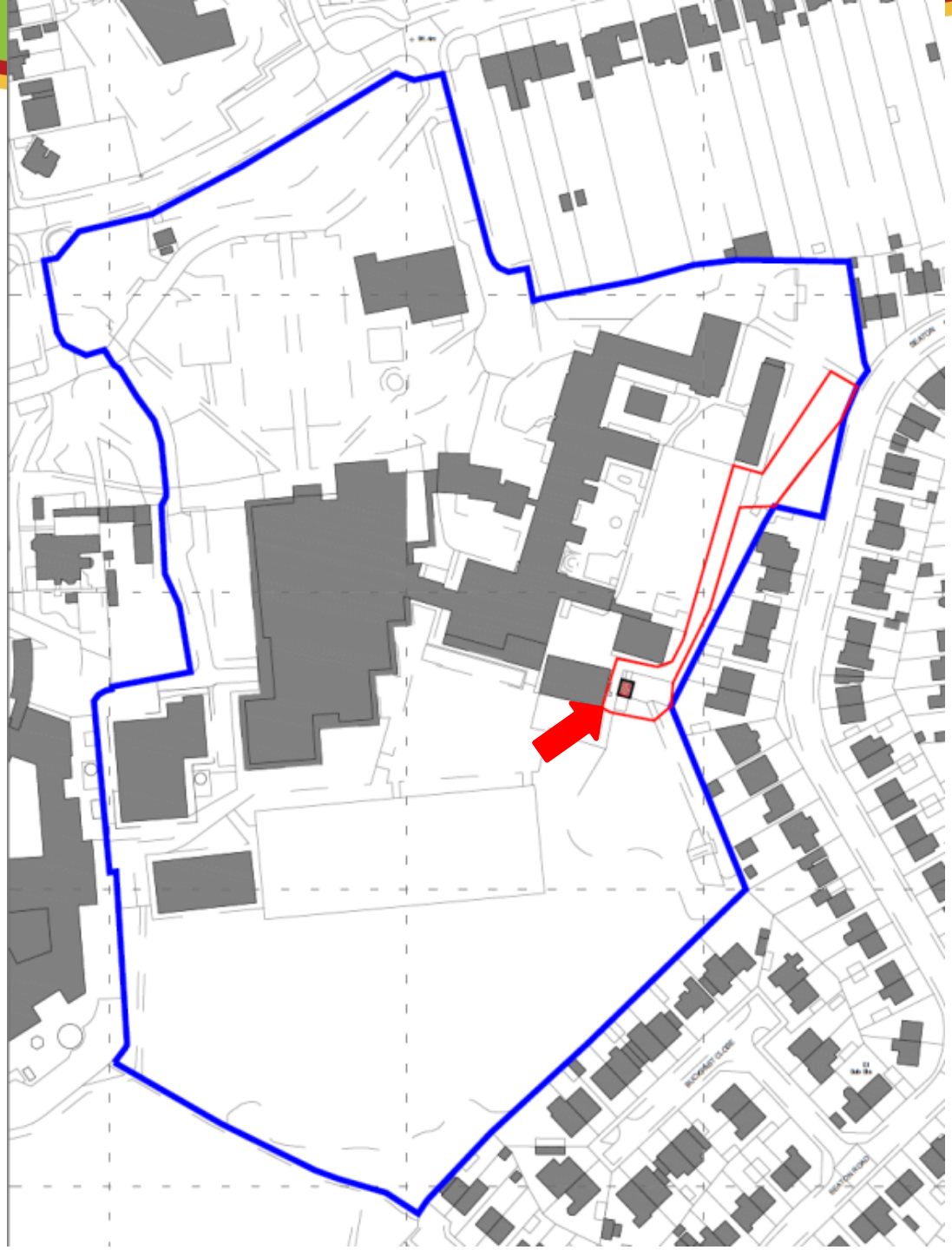
- A material planning consideration is one which is relevant to making the planning decision in question (e.g. whether to grant or refuse an application for planning permission).
- The scope of what can constitute a material consideration is very wide and so the courts often do not indicate what cannot be a material consideration. However, in general they have taken the view that planning is concerned with land use in the public interest, so that the protection of purely private interests such as the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations".

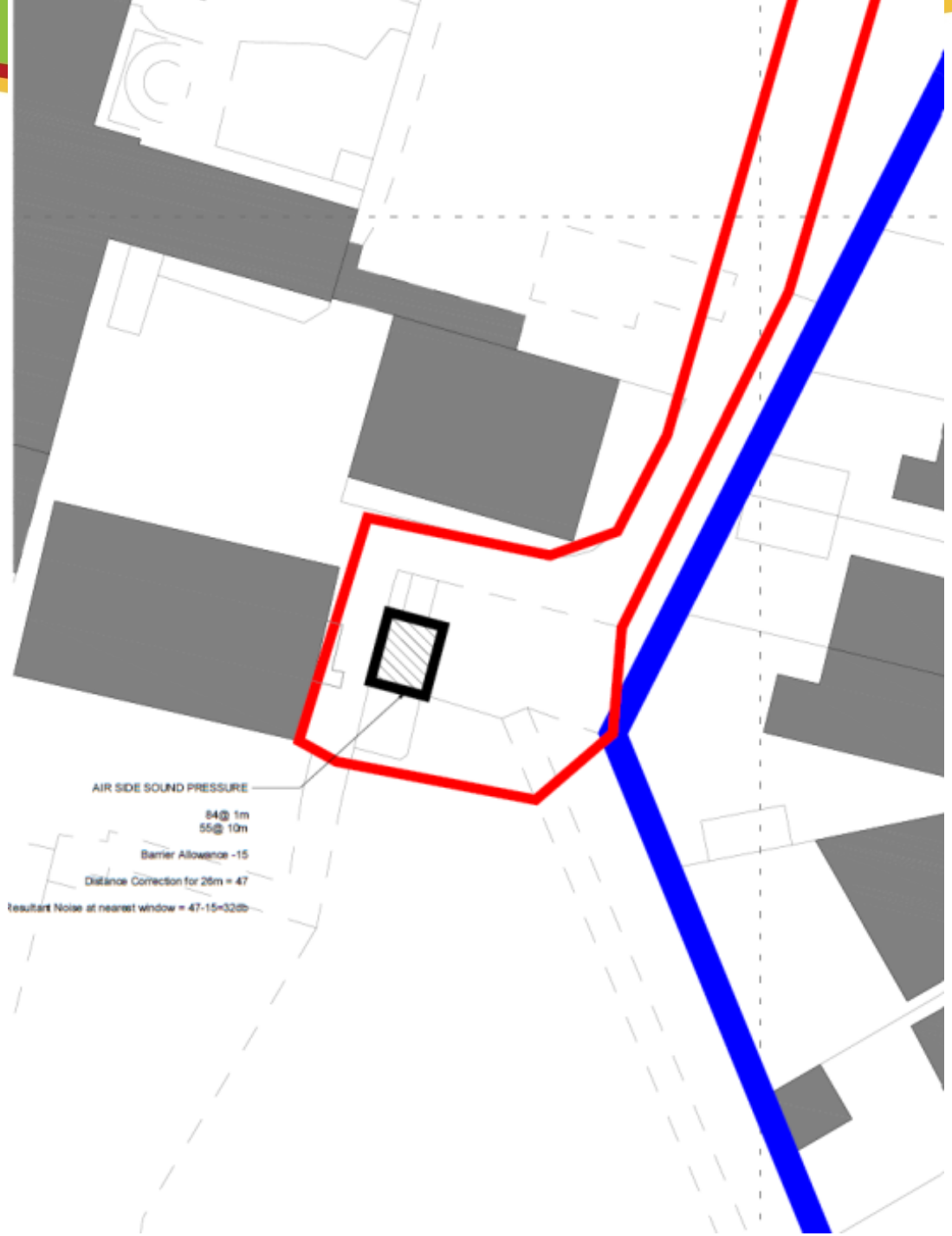
Application No. 22/00392/FUL

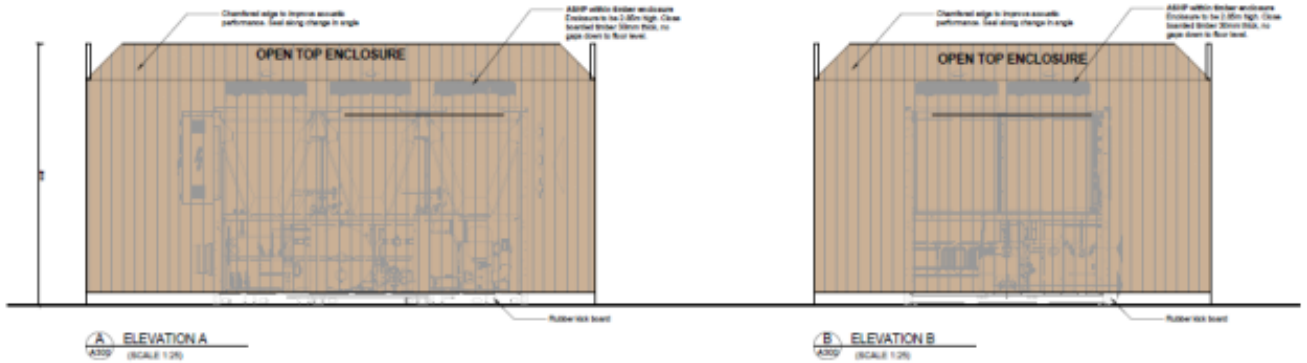
Wigston Academy
Station Road
Wigston
Leicestershire
LE18 2DT

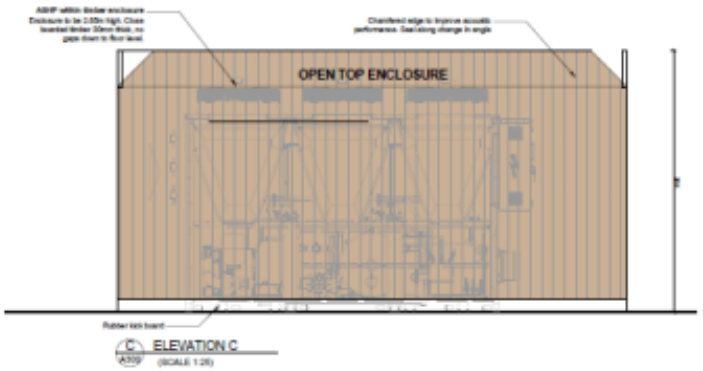
Oadby & Wigston
BOROUGH COUNCIL

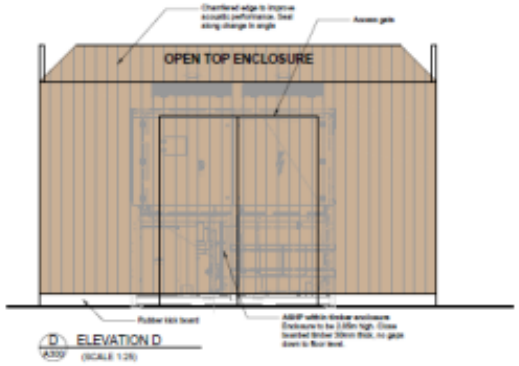
Location Plan

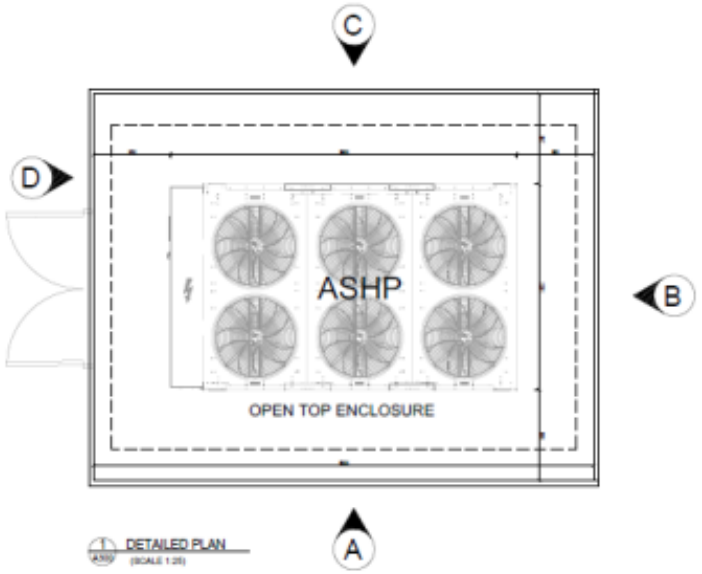



AIR SIDE SOUND PRESSURE
84@ 1m
55@ 10m
Barrier Allowance -15
Distance Correction for 26m = 47
tesultant Noise at nearest window = 47-15=32db



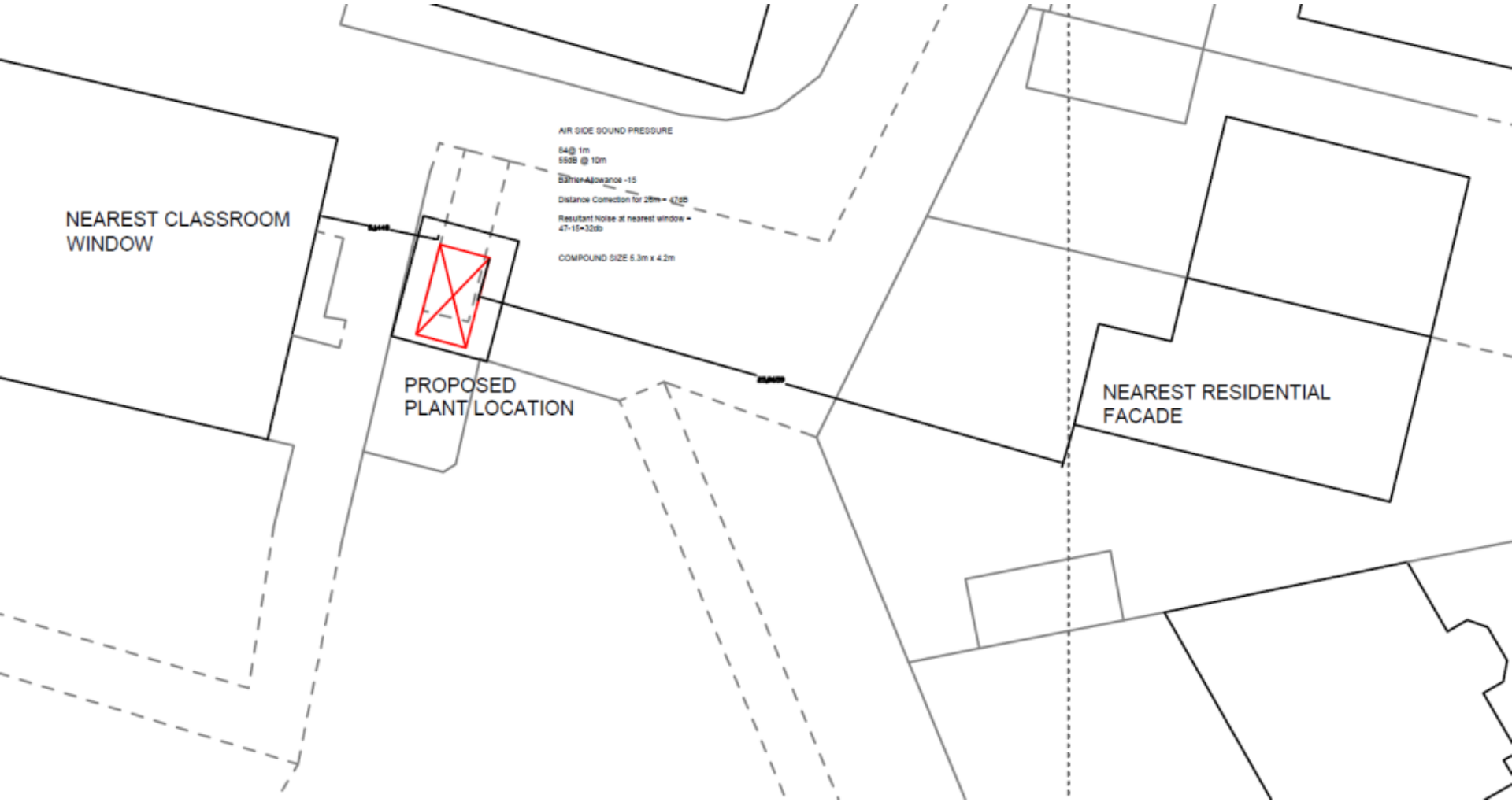






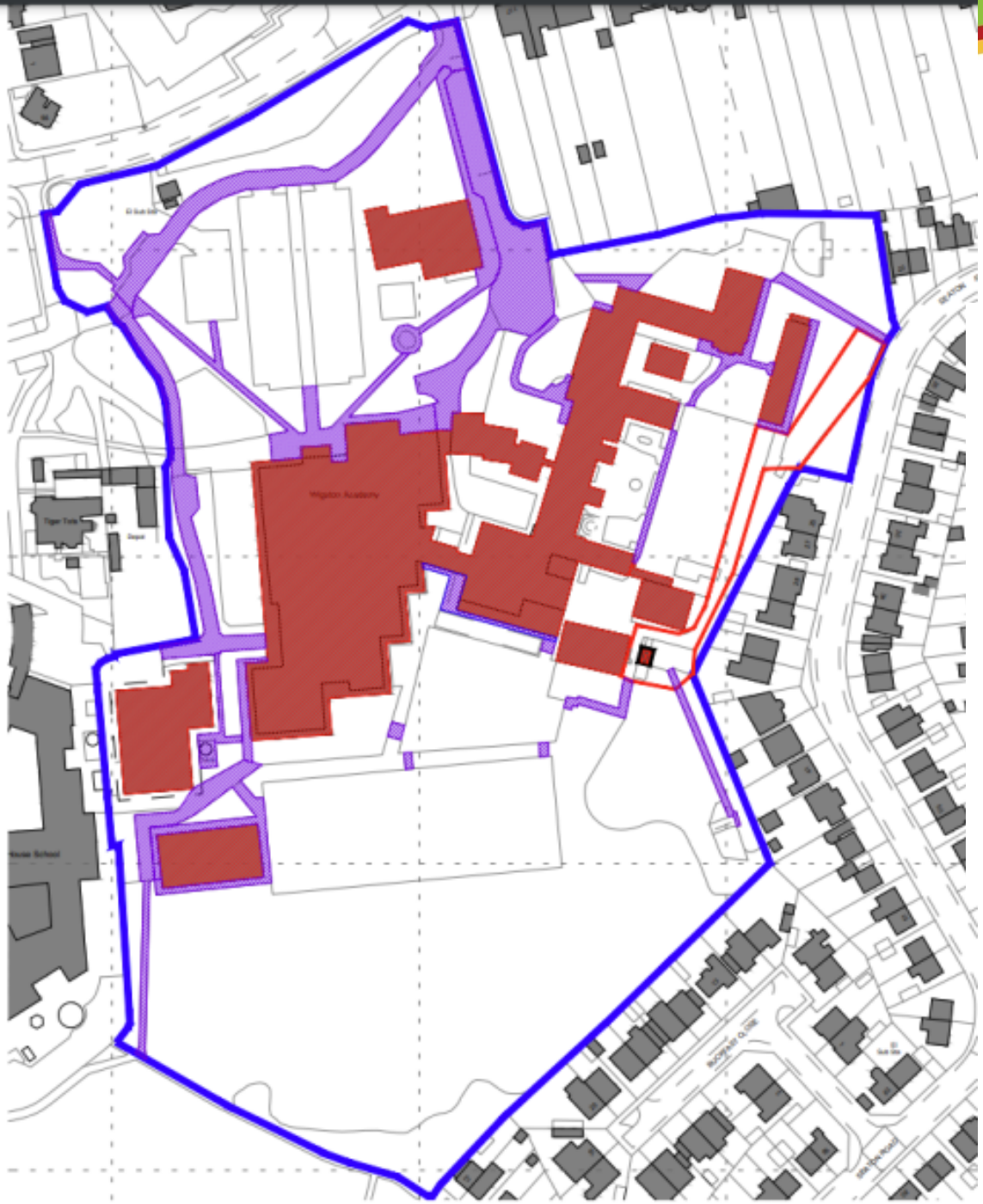
STRONGER TOGETHER

Data SIO, NOAA, U.S. Navy, NGA, GEBCO


AIR SIDE SOUND PRESSURE
64@ 1m
55dB @ 10m
Barrier Allowance -15
Distance Correction for 28m = 47dB
Resultant Noise at nearest window =
47-15=32db
COMPOUND SIZE 5.3m x 4.2m
NEAREST CLASSROOM WINDOW
PROPOSED PLANT LOCATION
NEAREST RESIDENTIAL FACADE

Location of ASHP

Constraints: Buildings and Circulation Routes



KEY

Site Ownership

Application Site

ASHP

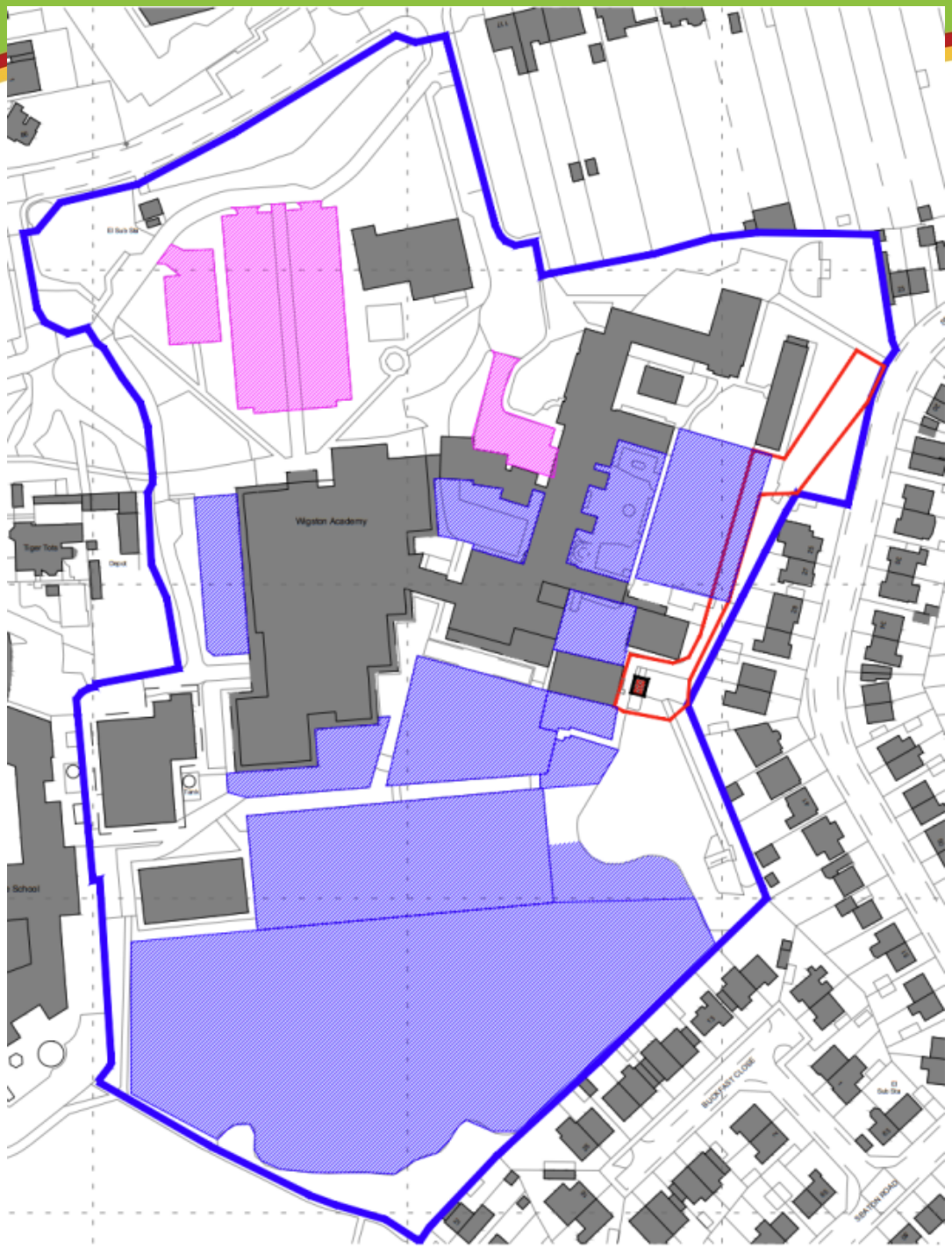
Constrained Area

School Buildings
The ASHP cannot be located internally as it required to have free airflow to function.

Constrained Area

Circulation Routes
Roads and walkways to be retained

North



Constraints: Playfields, Playgrounds and Car Parking

KEY

Site Ownership

Application Site

ASHP

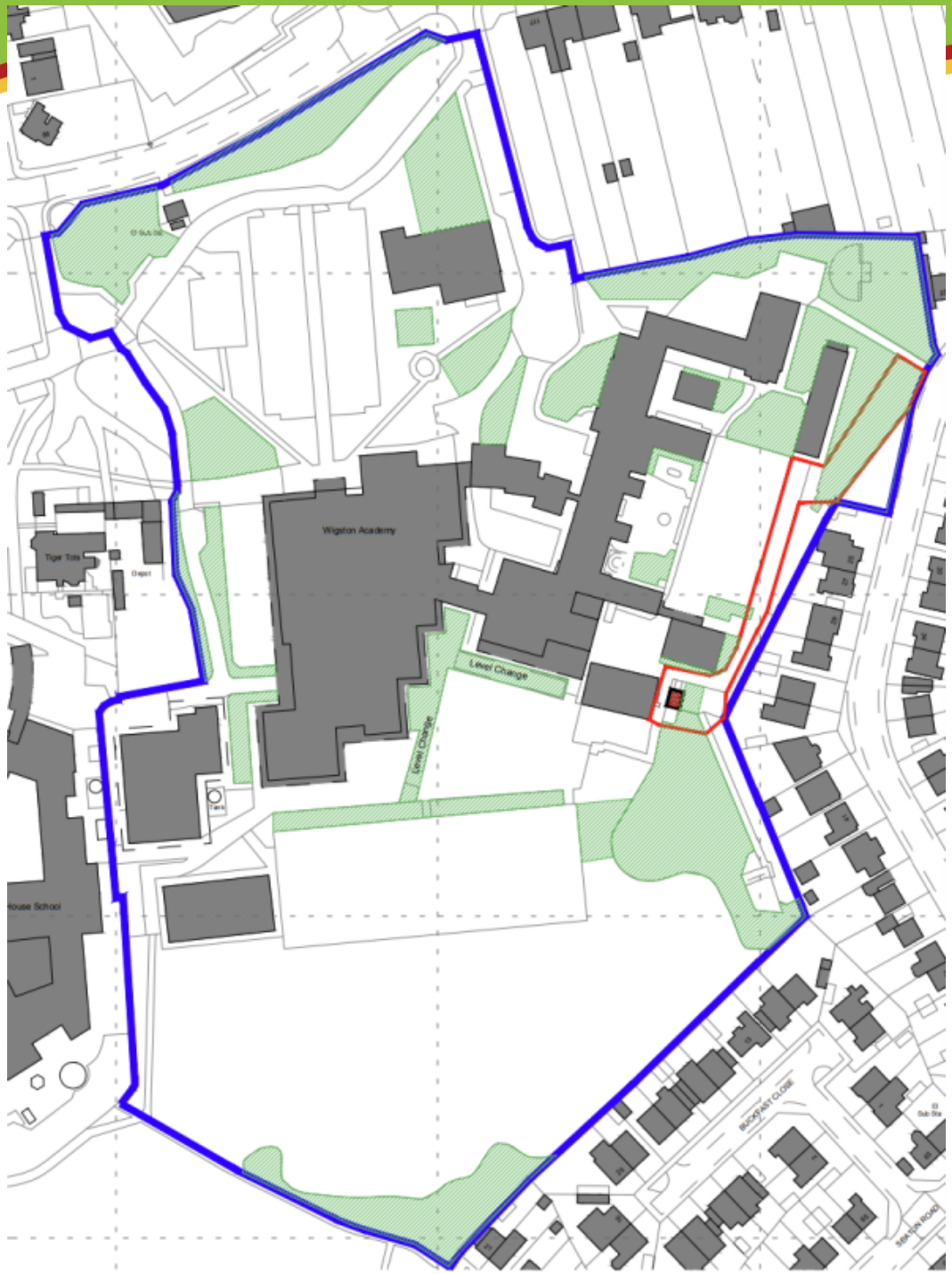
Constrained Area

Playing Fields and Playgrounds to be retained

Constrained Area

Car Parks to be retained

North



Constraints: Trees and Dense Vegetation

KEY

Site Ownership

Application Site

ASHP

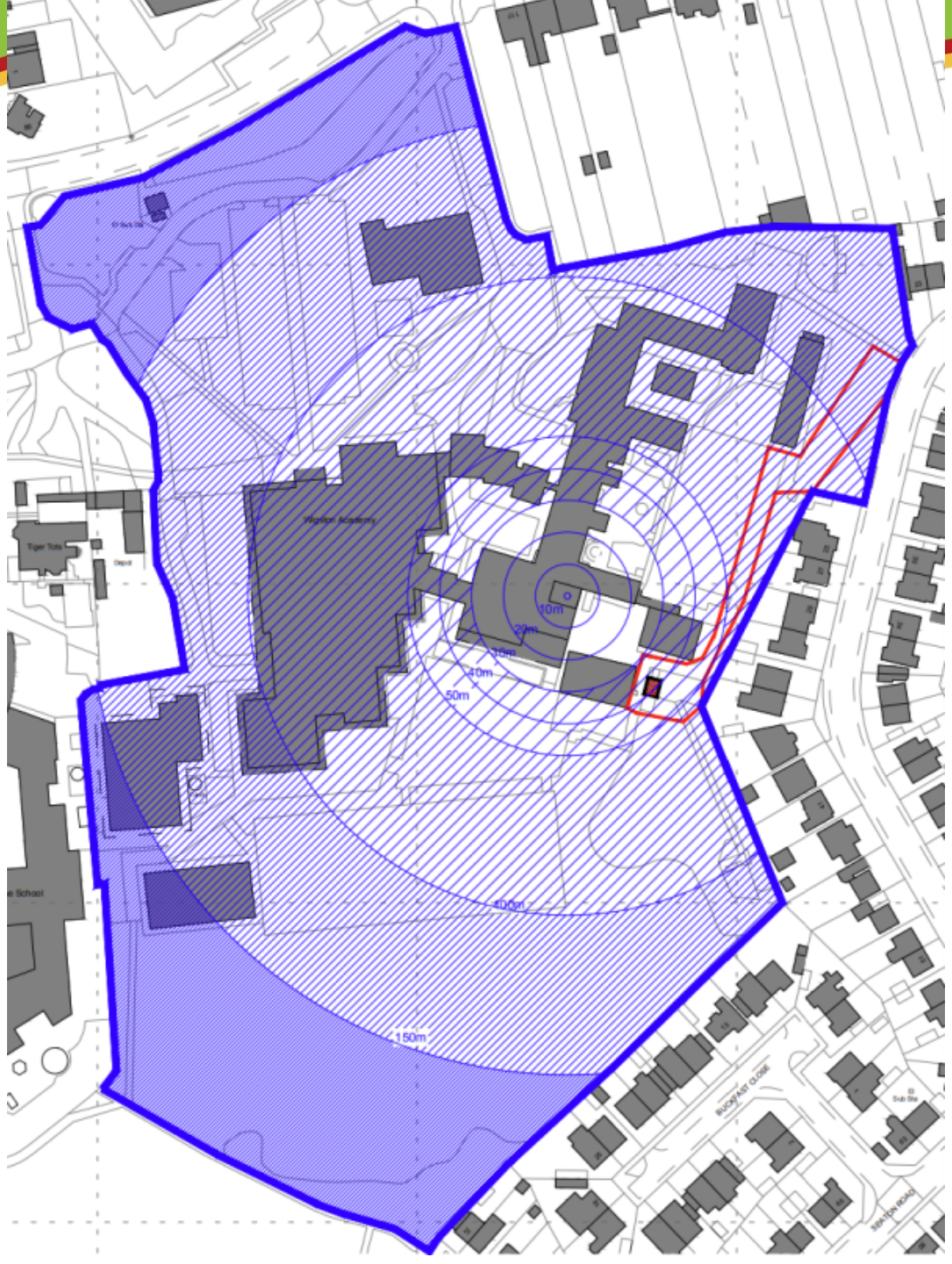
Constrained Area

Trees
All trees or dense vegetation to be retained

North

STRONGER TOGETHER

Constraints: Proximity to Plant Room



Proximity Limit - Cost

The funding for this project allows for approximately £35,000 for ancillary works, including the trenching and pipework. Therefore, the maximum distance from the plant room would be 45m for the project to be viable. The current location is already on this limit.

Proximity Limit - Efficiency

The heat loss from underground pipework and pump pressure required all have an impact on energy usage. At around 100m distance the water circulation pump pressure increases by around 30kPA which is around 30% increase. The heatloss increases by around 10, so that's 10% less useful heat and wasted energy.

More than 150m from Plant Room approximately £120,000 min.

More than 100m from Plant Room approximately £80,000 min.

More than 50m from Plant Room approximately £40,000

*approximate costs based on current rates of £800 per linear meter of trenching/cabling. Costs will likely be higher when actual routing around buildings is considered.

KEY

Site Ownership

Application Site

ASHP

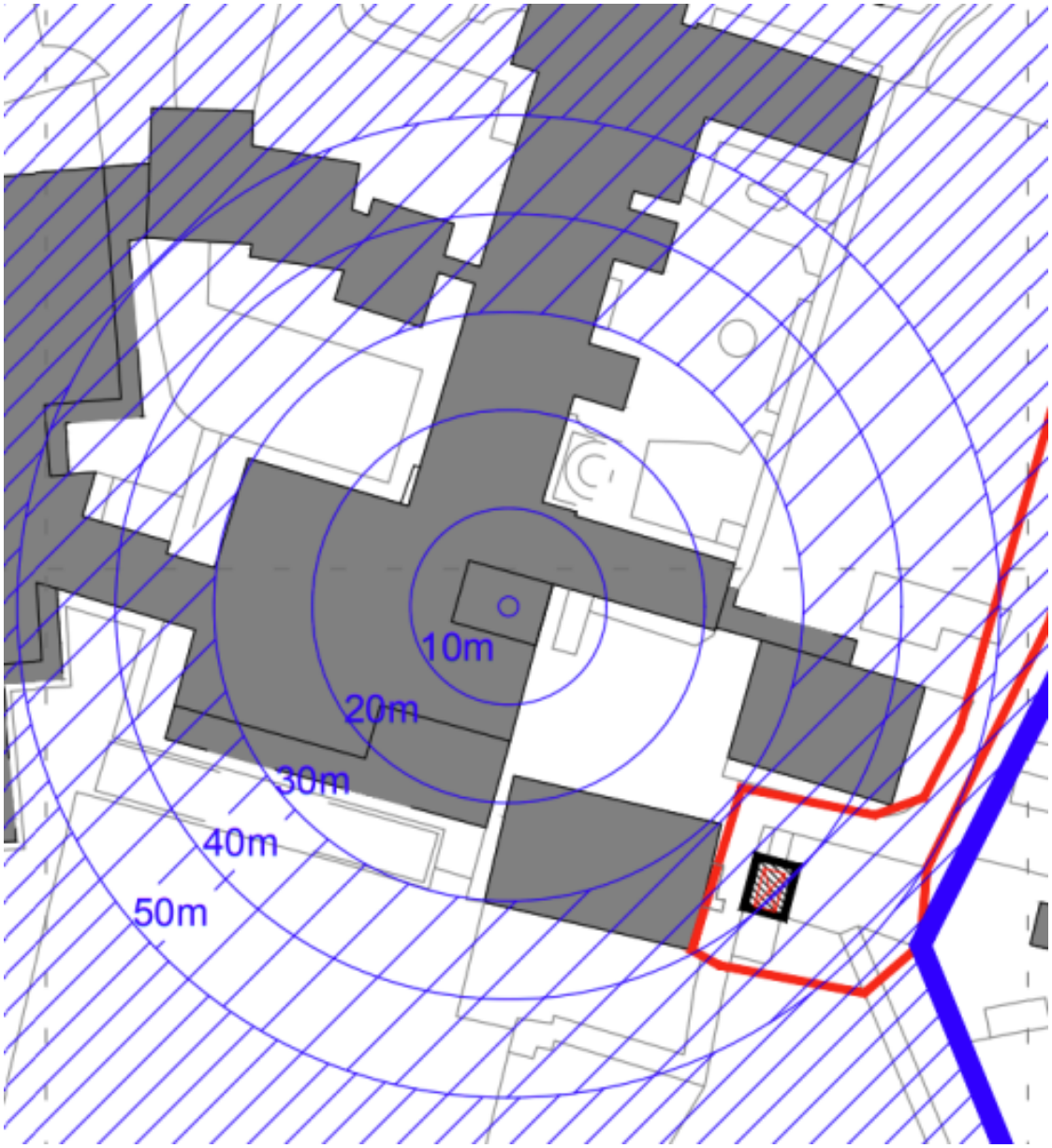
Constrained Area

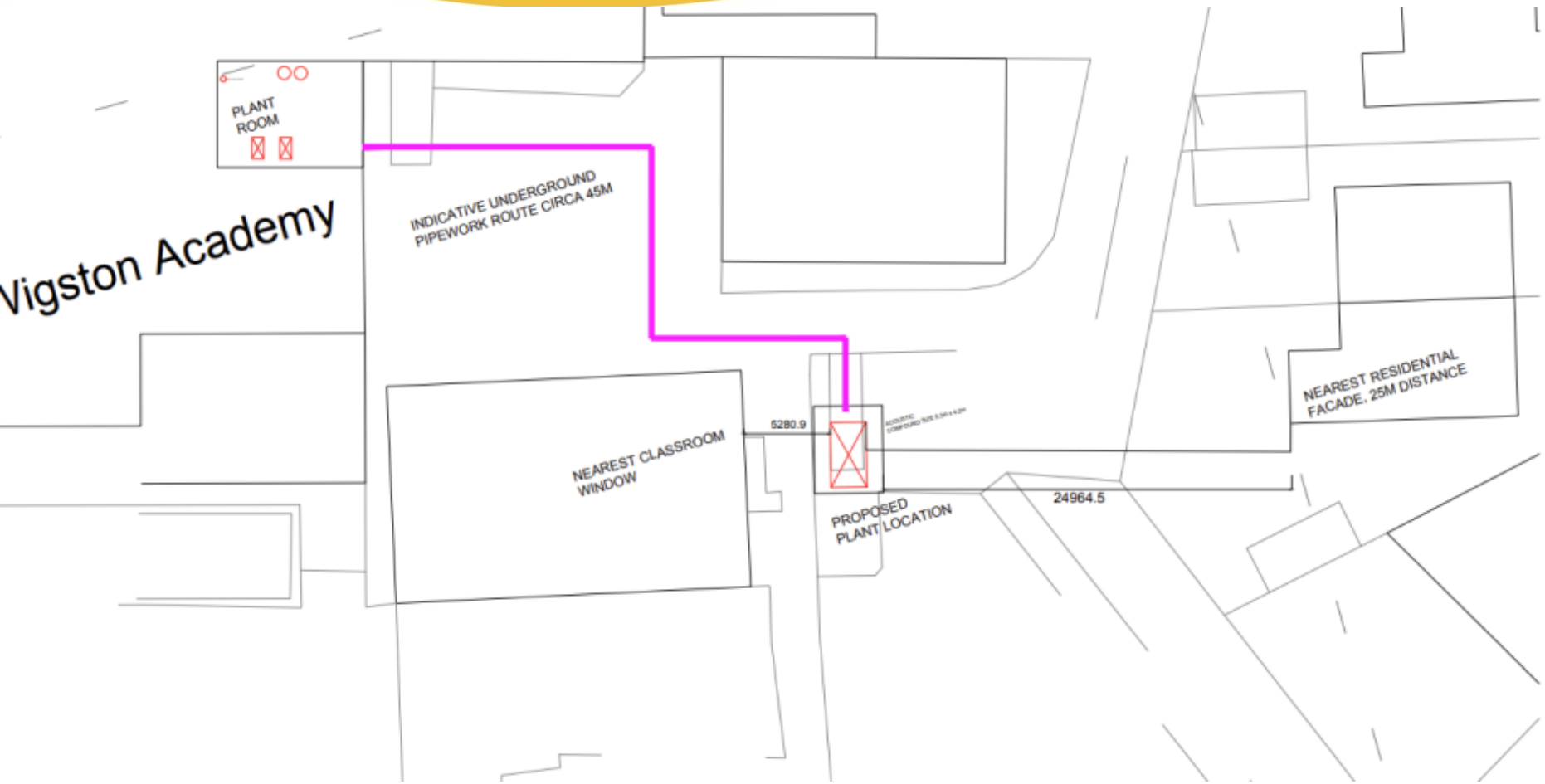
North

Proximity to Plant Room. Approximate distance.

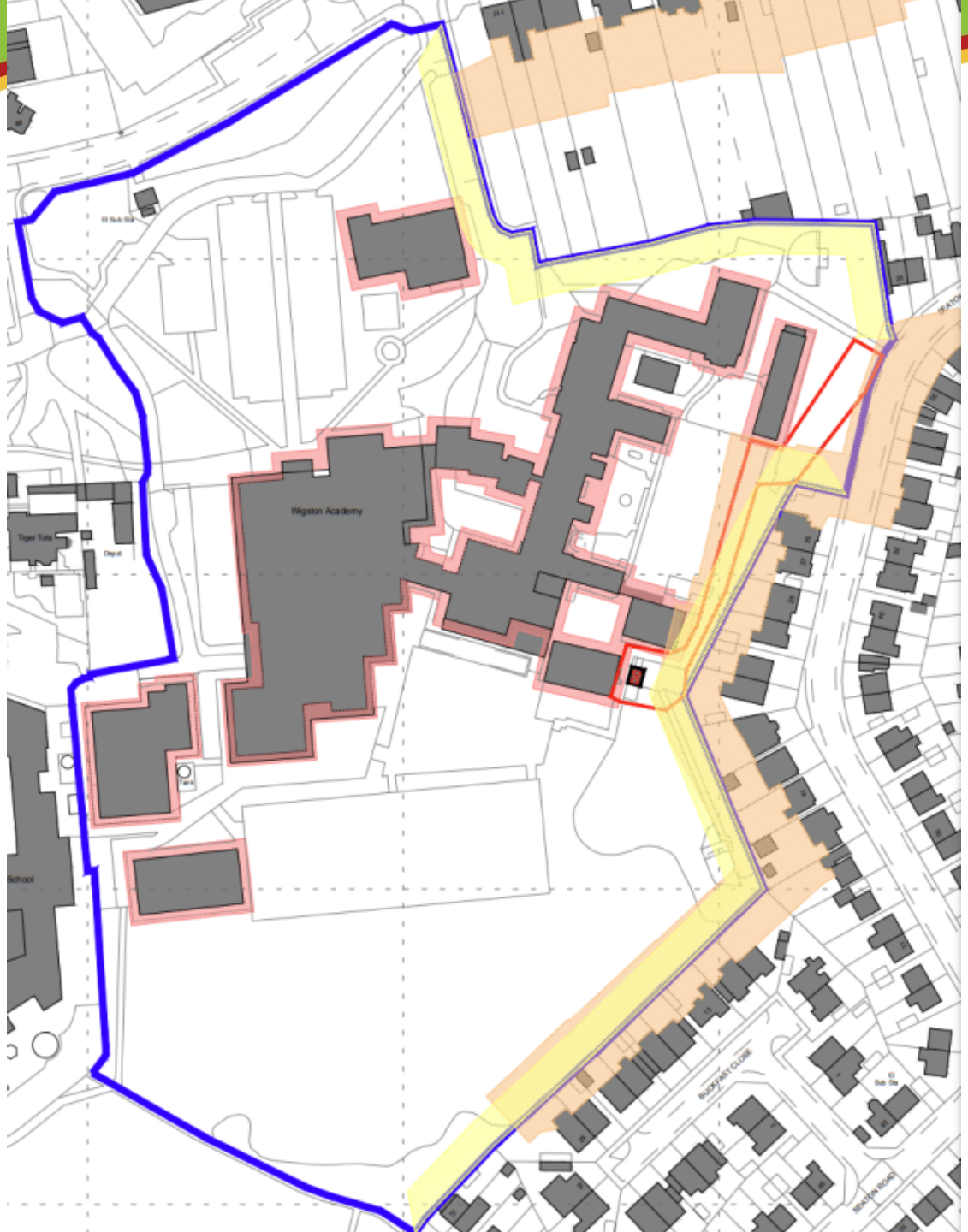
The further from the plant room the ASHP the less efficient the unit becomes and the greater the cost of trenching and pipework will be.

STRONGER TOGETHER


10m
20m
30m
40m
50m



Constraints: Proximity to Plant Room.
Current Location = 45m



Constraints: Noise Impact

KEY

Site Ownership

Application Site

ASHP

North

Constrained Area - Classrooms

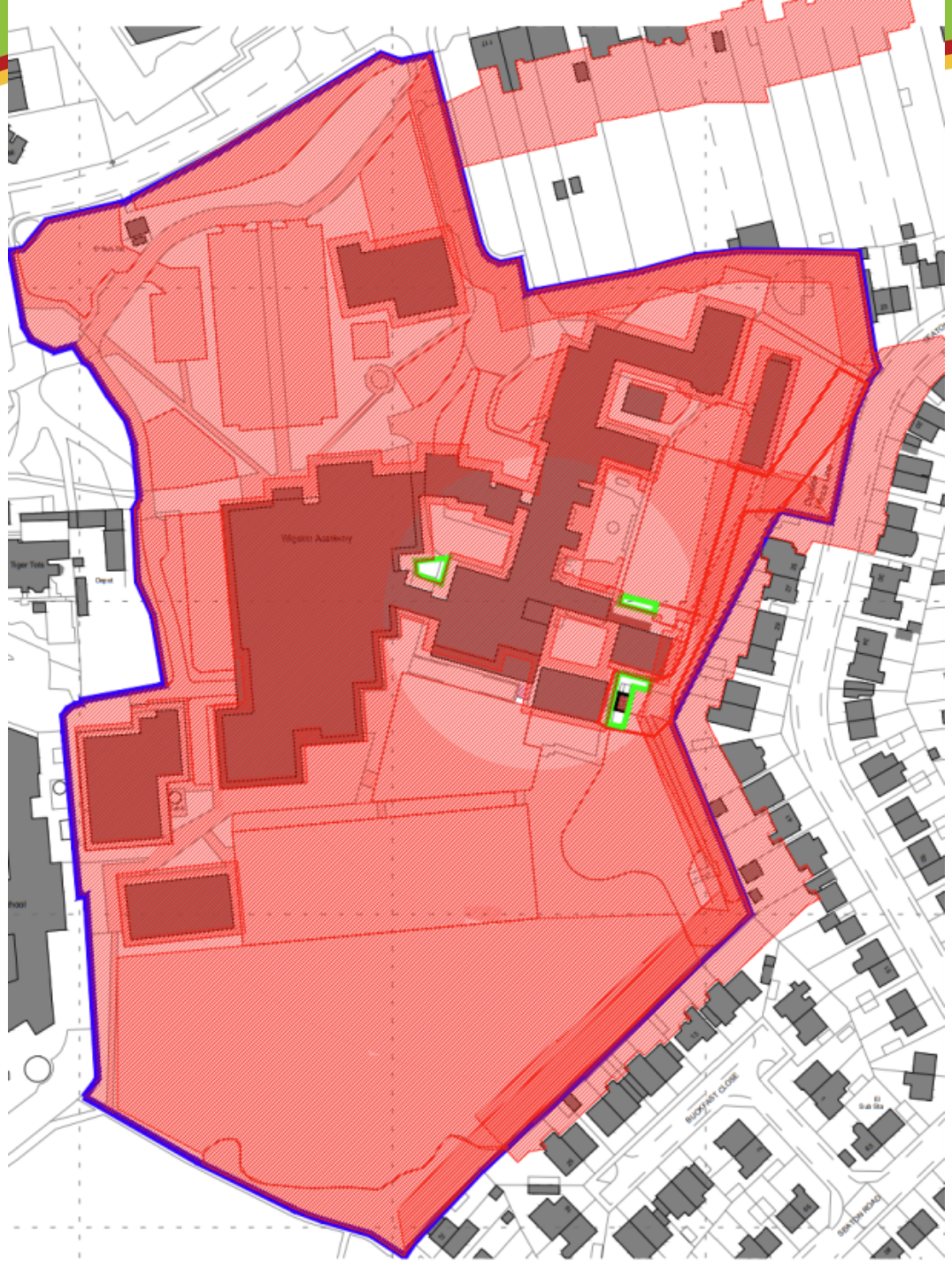
maximum 40dB rating at facade
therefore within 3m of facade is not acceptable

Constrained Area - Residential Facades
maximum 30dB rating at facade
therefore within 10m of facade is not acceptable
20m from the facade is ideal

Constrained Area - Residential Boundary
maximum 39.1dB rating at boundary
therefore within 10m of boundary is not acceptable

See accompanying Acoustic Assessment for further detail on methology.

STRONGER TOGETHER



Constraints: All Constraints

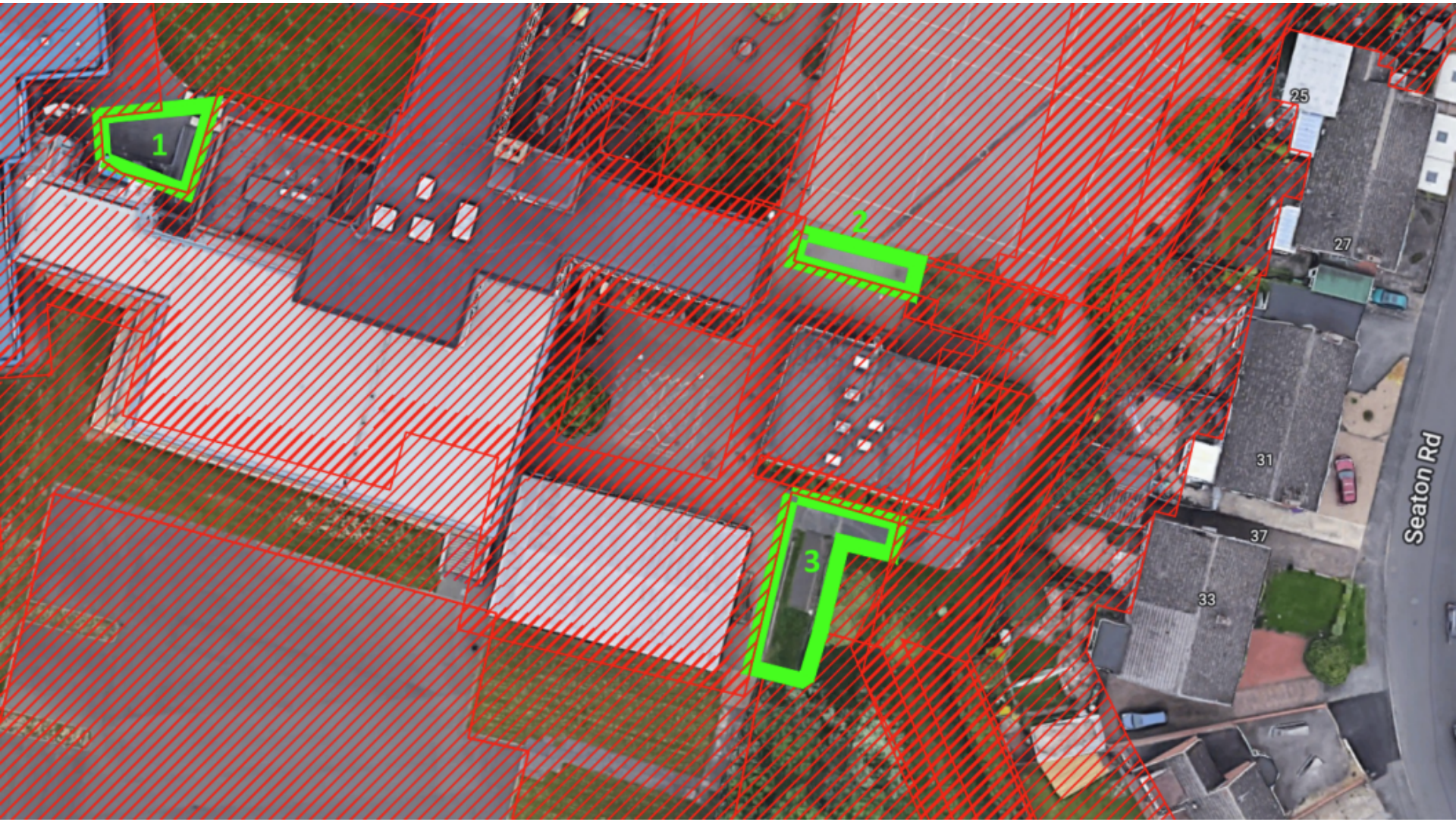
Available Locations

The available locations are highlighted in green. Only the current locations has the space available to accommodate the ASHP and timber enclosure.

KEY

- Site Ownership
- Application Site
- ASHP
- Constrained Areas - All
- Possible Locations for ASHP

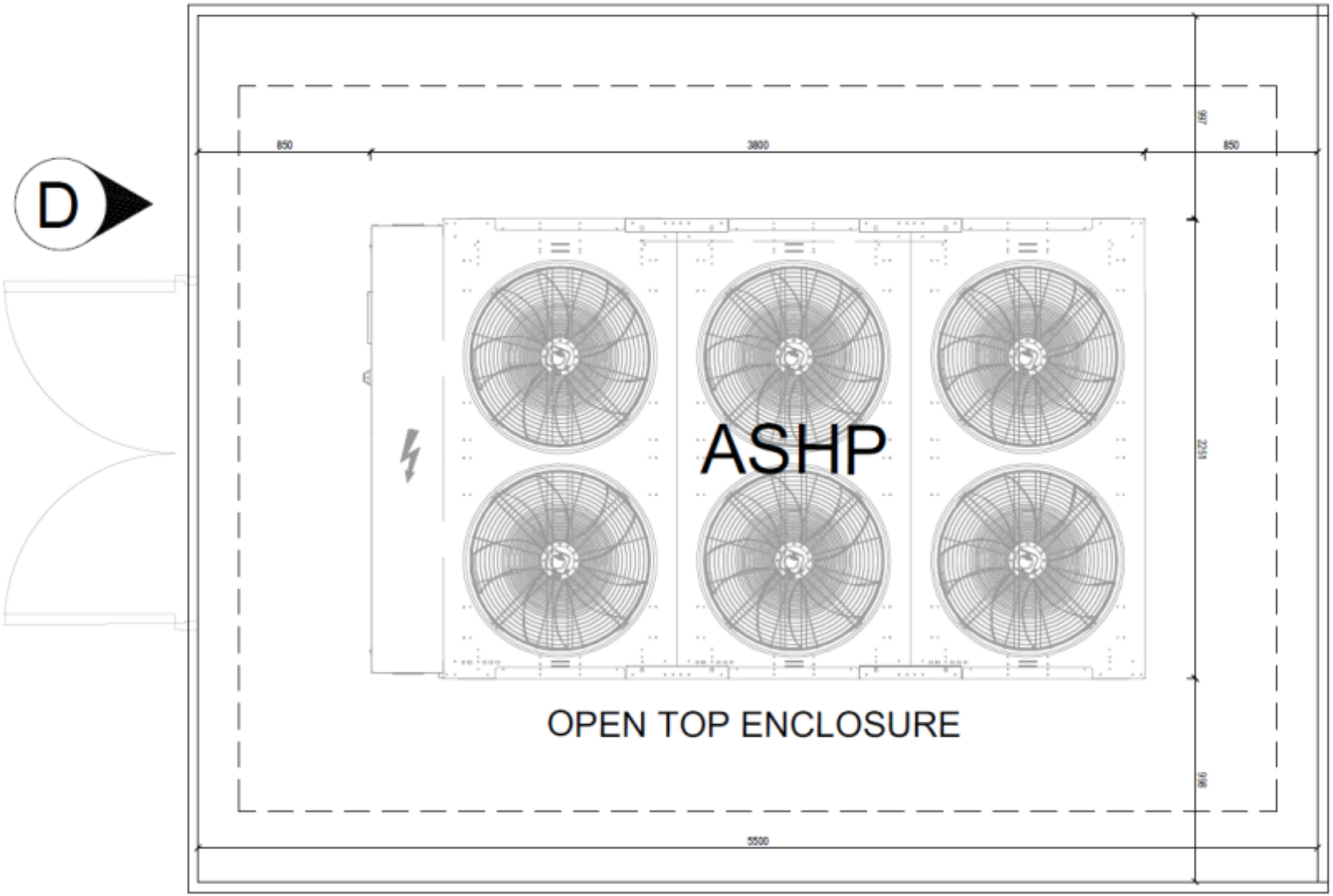
North

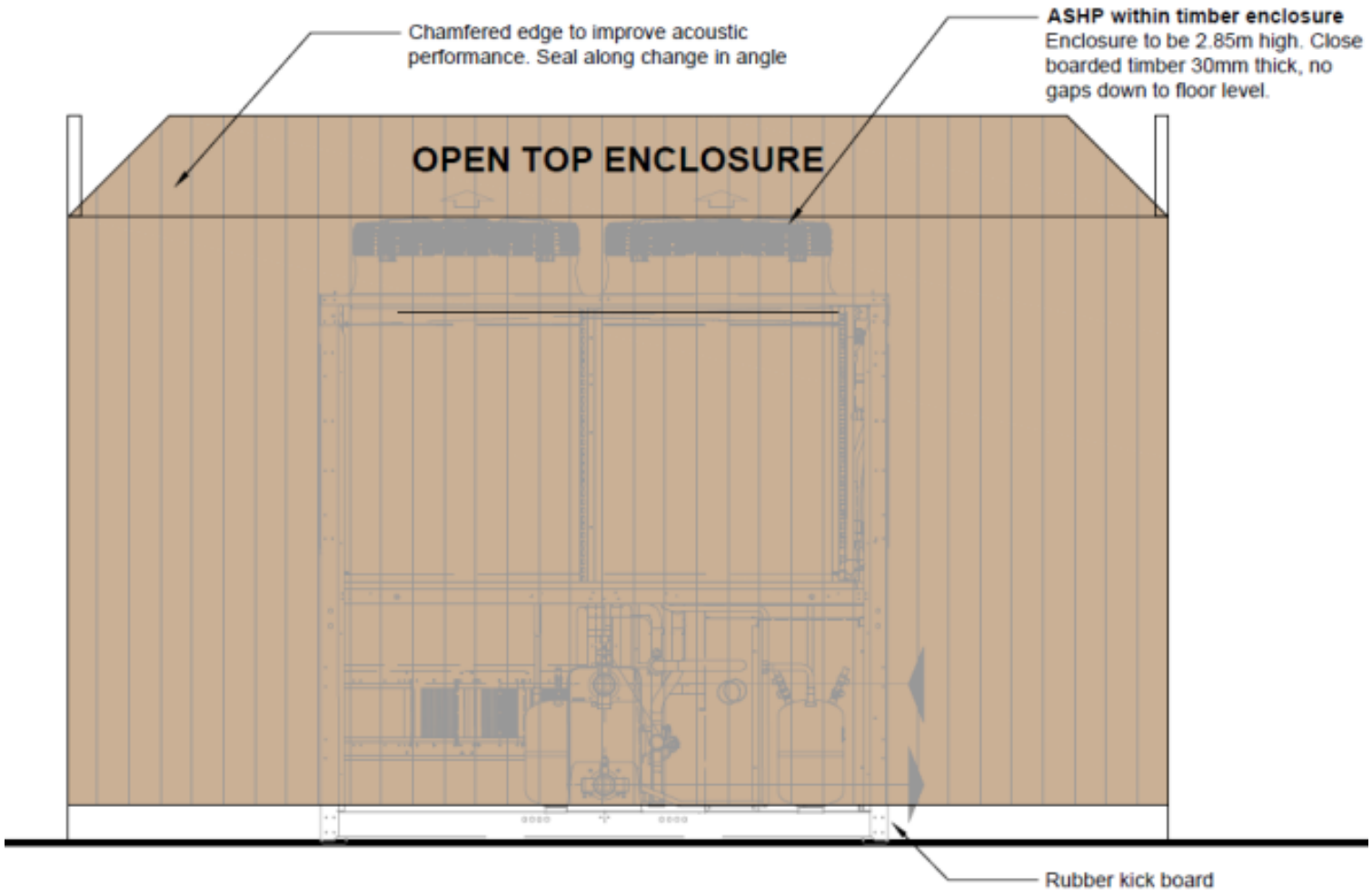


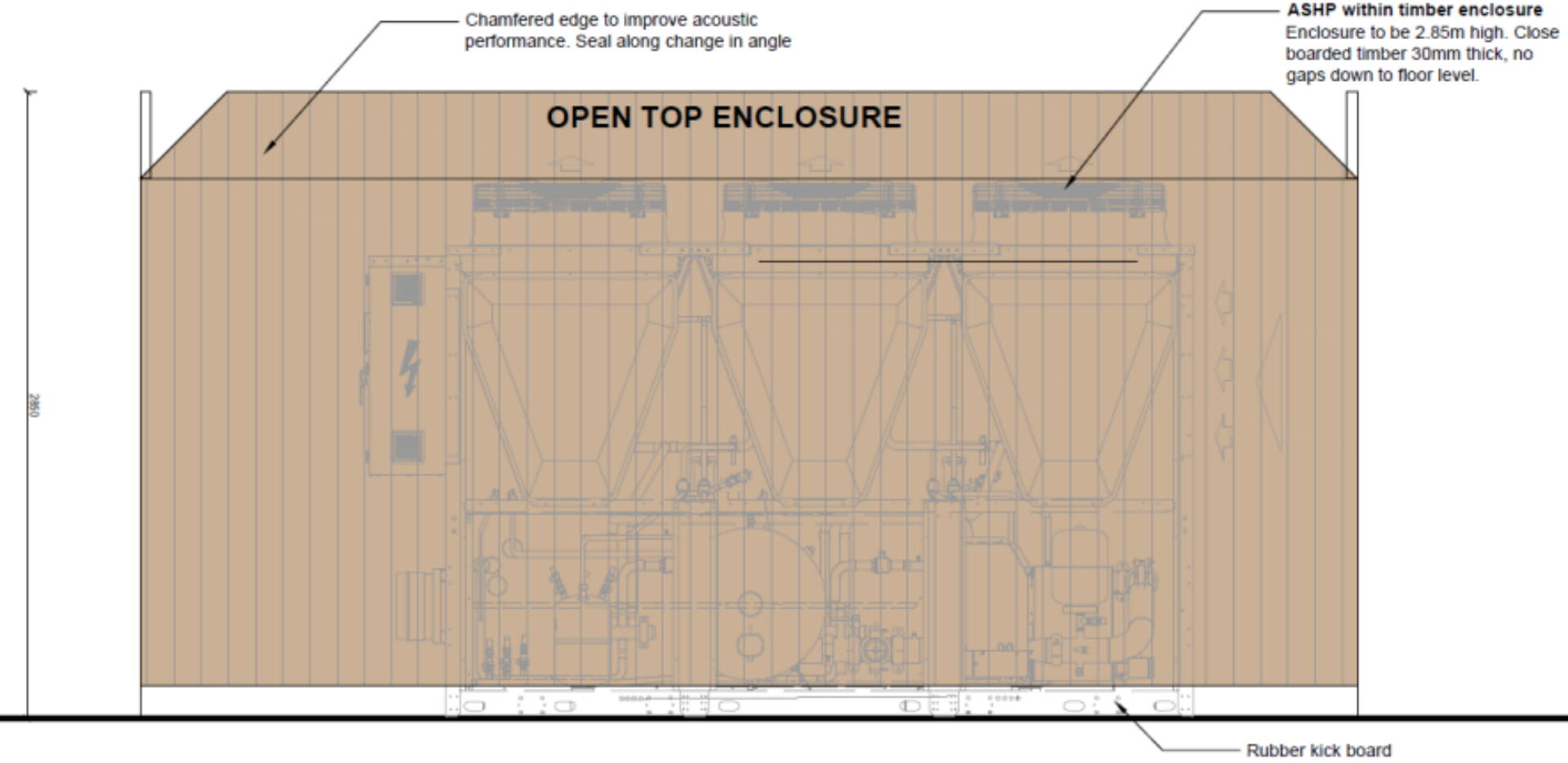
Constraints: All Constraints – On Aerial View

END

Spring House Chinese Takeaway
Oadby & Wigston Borough Council Offices
Apple House residential care Wigston leicester
Wigston Framework Knitters Museum
Wigston Central Surgery
The Elms Social & Services Club
Heathcotes Wigston
Daisy Chain Children's Nursery
All Saints Church
Wigston Academy
Tiger Lots
Wigston Menphys Nursery School
Linkers House Special School
Resident Car Park
Google


D
850
3800
850
907
2254
998
5500
ASHP
OPEN TOP ENCLOSURE


Chamfered edge to improve acoustic performance. Seal along change in angle
ASHP within timber enclosure
Enclosure to be 2.85m high. Close boarded timber 30mm thick, no gaps down to floor level.
OPEN TOP ENCLOSURE
Rubber kick board


Chamfered edge to improve acoustic performance. Seal along change in angle
ASHP within timber enclosure
Enclosure to be 2.85m high. Close boarded timber 30mm thick, no gaps down to floor level.
OPEN TOP ENCLOSURE
2850
Rubber kick board

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Neighbours
Location of ASHP

View of site from neighbouring garden

View of site from neighbouring garden

Spring House Chinese Takeaway
Oadby & Wigston Borough Council Offices
Apple House residential care Wigston leicester
Wigston Framework Knitters Museum
Wigston Central Surgery
The Elms Social & Services Club
Heathcotes Wigston
Daisy Chain Children's Nursery
All Saints Church
Wigston Academy
Tiger Lots
Wigston Menphys Nursery School
Linkers House Special School
Resident Car Park
Google