

# DIRECT ARCHITECTURAL SOLUTIONS LIMITED

**CHARTERED SURVEYOR - ARCHITECTURAL TECHNOLOGIST - PROJECT MANAGEMENT**

Our Ref: CAF/1315.

The President  
Development and Planning Authority  
Sir Charles Frossard House  
La Charroterie  
St Peter Port  
Guernsey  
GY1 1FH

**Attention - Planning Services Department.**

7<sup>th</sup> August 2020.

Dear Sir,

**Re: Proposed Air Source Heat Pump and Associated Acoustic Enclosure for the Approved Extension, Loft Conversion And The Existing Swimming Pool at 'Icart Farm House', Icart Road, St. Martins, Guernsey for Advocate G. Farrell.**

Please find enclosed a copy of Survey Drawings numbered 1315-SV-06A along with four copies of the completed Detail Drawing number 1315-D-02 in connection with the above proposed air source heat pump and associated acoustic enclosure for the approved extension, loft conversion and minor alterations at 'Icart Farm House', Icart Road, St. Martins, Guernsey which we would be pleased if your planning officers could consider on our clients (Advocate G. Farrell) behalf for 'Planning Permission' approval.

We also enclose two copies of your Development and Planning Authority / Planning Services Department General Application Form for 'Planning Permission' both duly completed and signed.

Please also find enclosed a cheque made payable to the States of Guernsey in the sum of £150.00 (One Hundred and Fifty Pounds) on our clients (Advocate G. Farrell) behalf in respect to the fee for the application under Category 3G of the Development and Planning Authority / Planning Services Department Fees for Planning Applications being processed by the Development and Planning Authority / Planning Services Department for 'Planning Permission' approval.

The proposals as shown on the enclosed completed Detail Drawing number 1315-D-02 are as follows:-

- i. Proposed air source heat pump and acoustic enclosure for the approved extension, loft conversion and the existing swimming pool at 'Icart Farm House', Icart Road, St. Martins, Guernsey,

When considering the proposals as shown and noted on the enclosed completed Detail Drawing number 1315-D-02, we would be pleased that the department take the following into consideration.

- i. A number of properties either along Icart Road and in turn within the immediate surrounding area and amenity to 'Icart Farm House' have air source heat pump approved and installed in respect to the supply for the supply of renewable energy for their existing property and / or their approved extensions, loft conversions and alterations approved and constructed to the existing property under the same planning policies in recent years, it should also be noted that these installed air source heat pump are older and less efficient and not as well acoustically attenuated as the proposed air source heat pump at 'Icart Farm House'.

- iii. The proposals air source heat pump as shown on the enclosed Detail Drawing number 1315-D-02 does not differ (if anything is smaller) to the air source heat pump approved and installed in recent years for the supply of renewable energy for their existing property and / or their approved extensions, loft conversions and alterations are within the immediate surrounding area and amenity to 'Icart Farm House' and under the same planning policies.
- iv. The proposed air source heat pump and acoustic enclosure for the approved extension, loft conversion and the existing swimming pool at 'Icart Farm House' as shown on the enclosed Detail Drawing number 1315-D-02 cannot be seen from the public road (Icart Road) or in turn from any other public place.
- v. The proposed acoustic enclosure shown on the enclosed Detail Drawing number 1315-D-02 for the air source heat pump associated with the approved extension, loft conversion and the existing swimming pool at 'Icart Farm House', is a weather proof acoustic enclosure for air source heat pumps are to be specialist design by Environ Technologies Ltd and installed by AFM achieve to achieve 25dB sound reduction, which in turn should eliminate the air source heat pump from being considered a noise nuisance from the public road (Icart Road).
- vi. It should also be noted that we are aware of at least one approved older air source heat pump which has been installed a number of years ago in a very similar location relative to the public road (Icart Road) within the immediate surrounding area and amenity to 'Icart Farm House', for the supply of renewable energy for their existing property that has not require any form of acoustic enclosure, therefore again this should eliminate any concerns being raise regarding eth proposed air source heat pump from being considered a noise nuisance form the public road (Icart Road) or from any other public place.
- vii. In taking points I to vi into consideration, should the Planning Services feel still it beneficial to have an independent noise / sound test undertaken then we would appreciate the departments request regarding the arranging of the same, this way we can get the department the necessary test / sound results without any delays on our part to the processing of the planning application.
- viii. If required subject to the nature of the proposals deemed not to require any Building Control application to be formally submitted, to address the requirements of Policy GP9 of the approved Island Development Plan dated 2<sup>nd</sup> November 2016, on our clients (Advocate G. Farrell) behalf we confirm that the design the proposals as shown on the enclosed Detail Drawing number 1315-D-02 have been subsequently detailed so that a full set of the Working Drawings are (if required subject to the nature of the proposals) all ready to be submitted to the Development and Planning Authority / Building Control Department, to meet the requirements of the Building (Guernsey) Regulations, 2012 and in turn comply with Policy GP9 of the approved Island Development Plan dated 2<sup>nd</sup> November 2016.
- ix. In addressing the requirements of Waste Management as part of Policy GP9 of the approved Island Development Plan dated 2<sup>nd</sup> November 2016, on our clients (Advocate G. Farrell) behalf we are able to advice that the chosen principal contractor must ensure, so far as is reasonably practicable, that waste produced during construction is re-used, recycled or recovered, in principle this will include for all of the existing blockwork and concrete to be removed form site and crushed for reuse by others on others building projects, during the construction of the proposed rebuild of existing previously demolished outbuilding any waste timber materials are to be taken to a local facility to hopefully be recycled, any waste plastic materials are to be taken to a local facility to hopefully be recycled of sent off island to be recycled, any waste recyclable metals (copper pipe and lead etc) are to be taken to a local facility to be recycled.

- x. The proposed air source heat pump and acoustic enclosure for the approved extension, loft conversion and the existing swimming pool at 'Icart Farm House' are in a zoning 'Agricultural Importance Area' and 'Conservation Area' of the approved Island Development Plan dated 2<sup>nd</sup> November 2016, we believe the proposals satisfy the criteria set out within the relevant policies and therefore allow 'Planning Permission' approval to be granted.
- xi. The proposals are in a zoning 'Agricultural Importance Area' (Not within the 'Conservation Area') of the approved Island Development Plan dated 2<sup>nd</sup> November 2016, we believe the proposals satisfy the criteria set out within the relevant policies and therefore allow 'Planning Permission' approval to be granted.

As the project is continuing well on site with the exception of the site shut down due to the Coronavirus effecting the island earlier in the year, the completion of the project is aiming to be complete at the end of September / Beginning of October 2020, only reasonable we ask that the processing of the planning application is all completed prior to the end of September / Beginning of October 2020 to enable the unit to be installed in association with the completion of the approved extension, loft conversion and the existing swimming pool on site at 'Icart Farm House', Icart Road, St. Martins, Guernsey.

We trust that we have provided enough information for your staff and Committee to process our clients (Advocate G. Farrell) application for 'Planning Permission' approval, if the department requires any further information, please do not hesitate to contact our office.

Should you have any queries or wish to visit the site please do not hesitate to contact our office.

We look forward to what we hope will be an early and favorable reply.

Yours faithfully,

Mr. C. A. Foulds MRICS MCIAT MCIQB.

For and on behalf of Direct Architectural Solutions Limited.

Enc.

cc. Advocate G. Farrell.

Environment Department application Letter dated 7<sup>th</sup> August 2020.

Environment Department General Application Form for 'Planning Permission' dated 7<sup>th</sup> August 2020.