

Planning Department

Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

31st March 2022

Ref: PP-11149947

Dear Sir/Madam,

**Planning Application at Printworks, Withy Grove, Manchester City Centre
On behalf of DTZ Investors**

On behalf of our client, DTZ Investors, we have today submitted a full planning application at Printworks, Withy Grove, Manchester City Centre, for the replacement of an existing gas Air Handling Unit (AHU) with an electric AHU.

The application has been submitted via the Planning Portal (PP-11149947) and the required fee of £490.00 has been paid direct via the Planning Portal. The following documents are submitted with the application:

- Planning Application Form and Certificates;
- This Covering Letter;
- Site Location Plan (LP_01);
- Existing Air Handling Unit Plan (ref. MD2598/1);
- Proposed Air Handling Unit Drawing – Elevations (Sovereign Air Movement Limited, dated 31 January 2022);
- Proposed Air Handling Unit Drawing – Plan Lower Deck (Sovereign Air Movement Limited, dated 31 January 2022);
- Proposed Air Handling Unit Drawing – Plan Upper Deck (Sovereign Air Movement Limited, dated 31 January 2022); and,
- Site Context Photographs (dated March 2022).

London

Birmingham

Manchester

Reading

The Proposal and Assessment

The site relating to this application measures approximately 15 sq.m and comprises an area of the rooftop of the Printworks complex located on Withy Grove in Manchester city centre. The site relates to an existing AHU that is situated on the existing plant deck, which is dedicated to Unit 3. The site is surrounded by comparable rooftop plant and machinery. As set out above, this application seeks approval for the replacement of the current gas AHU, which is no longer considered fit-for-purpose, and the installation of an electric AHU.

This application seeks permission for what is in effect the replacement of existing plant infrastructure. The proposals provide for the removal of the existing gas-powered AHU and its replacement with an electric-powered AHU, which will sit directly on the footprint of the existing unit. The site is surrounded by a significant amount of plant and machinery associated with the operation of the wider Printworks complex. It is therefore clear that the nature of the proposal is entirely appropriate given the site's setting and context, and that the principle of plant and machinery in this location is established.

The proposed replacement of an existing gas-powered AHU with a modern, electric-powered AHU is proposed as this presents significant benefits from a sustainability perspective. An electric-powered AHU will replace an outdated form of energy generation, in keeping with requirements to shift away from fossil fuel power generation. This will provide benefits in respect of reduced dependence on fossil fuels at the Printworks.

Notwithstanding the above, it is recognised that the proposed electric-powered AHU has a greater height than the existing AHU. The current unit measures approximately 2.8 metres in height; this compares to the proposed replacement AHU which measures approximately 3.5 metres in height. However, it should be noted that this height increase will not result in any wider visual impacts from street level or throughout the wider Conservation Area by virtue of the unit's location being the existing perimeter screen which bounds the roof level of the Printworks. This is in accordance with **Policy CC9** of the Core Strategy, which specifically requires development in the city centre to preserve and enhance heritage assets, and the proposal complies with the aspirations of the policy.

The proposals will result in no detrimental loss of visual amenity by virtue of their location in accordance with **Policy DM1** of the Core Strategy which states that development should have regard to design, the character of the surrounding area and amenity. As shown on the submitted plans, the location of the proposal will not be visible at street level by virtue of its siting behind the perimeter screen. The proposals will however allow for the ongoing function and use of the Printworks. Indeed, it is noted that the Shudehill Conservation Area Appraisal supports development which enhances the prosperity of the area.

In respect of noise, we are aware from recent, similar proposals at Printworks that the Council have sought to ensure that there will be no impacts on neighbouring premises as a result of noise. Accordingly, it can be confirmed that the noise levels associated with the proposed electric-powered AHU will be less than or equal to those generated by the extant gas-powered AHU. Moreover, by virtue of the site's location, surrounded by a number of plant and machinery, and its location behind the perimeter screen and by virtue

of the Printworks complex's location, any noise generated would be negligible. As such, the proposed scheme is in accordance with Core Strategy **Policy DM1** of which outlines that all developments should have regard to the noise generated by proposals, and the need to be sensitive to existing environmental conditions.

In summary, the size and scale of the proposal is in keeping with the characteristics of similar plant on the roof top of the Printworks and will not result in visual impacts that will negatively affect the wider Conservation Area. The proposals will also not result in a greater level of noise when compared to the existing AHU, and will result in no noise impacts to adjacent users.

Summary and Conclusions

The proposed rooftop plant will support the continued successful operation and use of the Printworks site as a key destination in Manchester City Centre. The size and scale of the proposal is suitable for the location, and the proposal will not be visible from street level thereby resulting in no loss of amenity or a negative effect on the wider area. The proposed AHU will also not result in a greater level of noise generation when compared to the extant gas powered AHU. The proposed change from a gas-powered AHU to an electric-powered AHU is therefore considered to be acceptable.

I trust the application can be validated and determined positively within the statutory period. If you require any additional information, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'H. Lindley-Clapp', written in a cursive style.

Heather Lindley-Clapp
Associate Director