

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

Jones Lang LaSalle Ltd
Landmark 1 Oxford Street Manchester M1 4PB
+44 (0)161 828 6440

jll.co.uk

23 March 2022

Dear Sir or Madam,

Planning Application for the Installation of 7no. Condensers on Roof

Bright Building, Manchester Science Park, Pencroft Way, Manchester M15 6GZ

Jones Lang LaSalle ('JLL') have been instructed by Epic Games Animation UK Ltd ('the Applicant') to submit an application for the installation of 7no. condensers on the roof of Bright Building.

The statement has been prepared in support of the application and should be read in conjunction with the following documents:

- Application form and certificate;
- Noise Survey and Plant Noise Egress Limits (prepared by Sandy Brown)
- Photographs of Rooftop as Existing
- Planning Drawings:
 - o Location Plan (prepared by JLL)
 - o Existing Roof Level Mechanical Roof Plant (ref: EGM RF 001 – Rev B)
 - o Proposed Roof Level Mechanical Roof Plant (ref: EGM RF 100 - Rev C)
- Plant Specification Sheets:
 - o Multi Density PI Sheet 2 x m-MOCU G02 050 Condensing Unit
 - o Sound Data - M-MOCU G02 050
 - o PI Sheet - PURY-P400YNW-A1 Condensing Unit
 - o Sound Levels - PURY-P400YNW-A1
 - o Sound Power Level – YNW

The application has been submitted today via Planning Portal (ref: PP- 11114377) and the fee of £462.00 has been paid to Manchester City Council.

The supporting letter considers the material planning issues associated with the proposed development, outlines the benefits of the proposal and considers the proposal against the relevant policies in the Statutory Development Plan, emerging policy and national planning guidance.

Background

Epic Games is a video game and software developer, and publisher and has more than 40 offices worldwide. Today Epic is a leading interactive entertainment company and provider of 3D engine technology. Epic operates Fortnite, one of the world's largest games with over 350 million accounts. Epic also develops Unreal Engine, which powers the world's leading games and is also adopted across industries such as film and television, architecture, automotive, manufacturing, and simulation. Through Unreal Engine, Epic Games Store, and Epic Online Services, Epic provides an end-to-end digital ecosystem for developers and creators to build, distribute, and operate games and other content.

Epic Games' choice to locate and invest in Manchester Science Park (MSP) is considered to be of key significance to the area and will help to solidify this part of Manchester as one of the UK's most established life sciences and tech communities.

Site

Bright Building (the 'site') is located in Manchester Science Park ('MSP') on Pencroft Way. MSP forms part of the Manchester Corridor, Greater Manchester's central business and education district – home to Manchester's universities, hospitals, science park, innovation centre and one of the world's largest clusters of health research, practice, commercial development.

Bright Building comprises a five storey Class B building with glazed elevations under a flat roof. The site is bound by Pencroft Way to the west, Williams House office building to the north, Lloyd Street North the east and Kilburn House office building to the south.

In terms of heritage issues, the property is not listed and does not fall within a Conservation Area, however a number of heritage assets associated with the University of Manchester are located approximately 140m north of the site. The architecture of the existing building, in terms of its scale and the materials used, was designed to respond to its surrounding area within the MSP.

The proposed works are located on the north eastern corner of the roof, covering an area measuring approximately 80sqm. The design and location of the proposed condensers have been carefully considered to both satisfy operational needs and to ensure there will be no material impact on heritage assets or adjoining occupiers.

Proposed Development

The proposed works comprises the installation of 2No. types of condensers on the roof of the Bright Building which will be required to serve the ground floor scanner space. These comprise:

Type of Condenser	Quantity
2 x m-MOCU-G2-050	3
PURY-P400YNW-A1	1

The **2 x m-MOCU-G2-050** condensers measure 1650 (L) x 740 (D) x 1750 (H) (X2) and are shown as 3No. green blocks on drawing ref: EGM RF 100 Rev C (Proposed Roof Level Mechanical Roof Plant). 3No. sets of **2 x m-MOCU-G2-050** condensers are proposed, which will serve the DX cooling rack units in the MDF only

The **PURY-P400YNW-A1** condenser measures 1240 (L) x 740 (D) x 1858 (H) and is shown annotated in blue on drawing ref: EGM RF 100 Rev C (Proposed Roof Level Mechanical Roof Plant). 1No. **PURY-P400YNW-A1** is proposed which will serve the remaining fan coil units and 2No. wall mounted VRF units in the distribution rooms.

Drawing ref: EGM RF 100 Rev C (Proposed Roof Level Mechanical Roof Plant) also provides elevations which show that the proposed works will have little material impact on the elevations of the building and are concealed to a large extent by the existing parapet wall.

Justification

Epic Games are an international gaming company and a global leader in bespoke body and face scanning technology. The business is reliant upon a data centre type communications room, the equipment within this space producing significant heat and therefore requiring specialist cooling technology. In this instance, Epic Games are proposing to install a DX system. This uses refrigerant-based cooling and cools indoor air using a condensed

refrigerant liquid. Unfortunately, there is insufficient space to install the proposed DX units within the existing roof compound. As such, the proposed works are essential to enable the company to operate and expand.

Operational Hours

The proposed mechanical roof plant will be operational 24/7 to support the specialist cooling technology required by this company to operate.

Noise Survey and plant noise egress limits

An environmental noise survey has been carried out by Sandy Brown to determine the existing background sound levels in the area. The representative background sound levels measured during the survey were $LA_{90,15min}$ 47 dB during the daytime and $LA_{90,15min}$ 42 dB at night. Based upon Manchester City Council's requirements for plant noise egress set out within the Planning & Noise Technical Guidance 2015 document, the relevant plant noise limits at the worst affected existing noise sensitive premises are L_{Aeq} 45 dB during the day, and L_{Aeq} 40 dB during the night. These limits are cumulative and apply with all plant operating under normal conditions. The noise assessment undertaken by Sandy Brown confirms that for the daytime (07:00-23:00) and night-time (23:00-07:00) plant noise egress limits are expected to be complied with.

Policy Background

When determining any planning application, the relevant authorities are under a statutory obligation as imposed by Section 54A of the Town and Country Planning Act, repeated in section 38(6) of the Planning and Compulsory Purchase Act 2004, to make their determination in accordance with the Development Plan, unless material considerations indicate otherwise. The principal Development Plan documents against which planning applications for development in Manchester are considered currently comprise the following:

- Manchester Unitary Development Plan 'saved' policies (1995); and
- Manchester Core Strategy (2012).

A number of the policies from the UDP have been saved until such time as they are superseded by the Local Development Framework, which is currently being prepared by Manchester City Council. Manchester Council is currently preparing their Local Development Plan document. Consultations on Vision and Options is scheduled for Spring/Summer 2019, with adoption expected in 2022.

Other material considerations will include the National Planning Policy Framework issued by central government, emerging local policies and guidance.

National Planning Policy Framework (2021)

The revised National Planning Policy Framework (2021) sets out the Government's planning policies for England and how these are expected to be applied.

In line with paragraph 11 of the NPPF, '*plans and decision should apply a presumption in sustainable development*'. Moreover, in line with paragraph 38 of the NPPF '*Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible*'.

Within chapter 6 entitled 'Building a strong, competitive economy' paragraph 81 sets out that '*Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development*'.

Moreover, paragraph 83 states that '*Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations*'.

Manchester UDP 'saved' policies (1995)

Policy DC26.1 sets out that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- the effect of new development proposals which are likely to be generators of noise; and
- the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Manchester Core Strategy (2012)

Policy EN 7 'Energy Infrastructure Opportunities' sets out that there will be a general presumption in favour of low and zero carbon decentralised energy schemes, subject to the following considerations:

- That any new generating plant capable of producing heat and cooling as well as electricity should be located in a way that facilitates future connection to a local distributed energy system.

Policy EC1 'Employment and Economic Growth in Manchester' identifies Manchester Science Park as a key location for major employment growth. Policy EC1 sets out the priorities for ensuring economic growth include (but are not limited to):

- Improving digital infrastructure delivery to businesses and residents;
- Ensuring the continued social, economic and environmental regeneration of the City; and
- Ensuring connectivity to international markets for the import and export of goods to ensure competitiveness in international markets.

Policy EC2 'Existing Employment Space' sets out that the Council will seek to retain and enhance existing employment space and sites.

Policy DM 1 'Development Management' sets out that all development should have regard to the following specific issues:

- Appropriate siting, layout, scale, form, massing, materials and detail
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, ect. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy CC1 'Primary Economic Development Focus: City Centre and Fringe' identifies that the Manchester Science Park is a focus for employment growth and the Council will give particular encouragement and support for development in this area.

Policy CC9 'Design and Heritage' sets out that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy EN1 'Design Principles and Strategic Character Areas' sets out that all development in Manchester will be expected to follow the seven principles of urban design and have regard to the strategic character area in which the development is located. Policy EN1 sets out that the City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential activities.

Conclusions

We consider that the proposals are in accordance with the revised NPPF (2021) and are wholly compliant with local Policy set out in Manchester Unitary Development Plan 'saved' policies (1995) and Manchester Core Strategy (2012).

The proposed works have been carefully designed and sited to as satisfy operational needs and to ensure that they will have no impact on heritage assets or adjoining occupiers.

I look forward to receiving validation of the application, however if you need any further information please do not hesitate to contact me.

Yours Faithfully,

A handwritten signature in black ink that reads 'yblack'.

Yvette Black

Direct line 01618286420

Mobile 07850 950059

Yvette.Black@eu.jll.com