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17th March 2022

Dear Sir/Madam,

Installation of plant equipment to the roof and insertion of 3 no. louvres at ground floor level at 1 Spinningfields Square, Manchester, M3 3LY

Please find enclosed a full planning application for consent to install plant equipment at the roof of 1 Spinningfields Square, as well as installation of 3 no. louvres at ground floor level.

This application has been submitted by Cushman & Wakefield on behalf of Natwest Group via the Planning Portal (ref. PP- 11123449).

Application Content

Together with this detailed covering letter, this application is supported by the following documents:

- Completed application form and certificate;
- Noise survey;
- Technical Datasheets/ Information:
 - Powermaster Cooling Ltd – 4 Pipe ASHP Technical Data
 - Powermaster Cooling Ltd – Chiller Technical Data
 - Daikin AHU 07-01 Datasheet
 - Daikin AHU 08-01 Datasheet
 - DS1400 Engine Surface Noise Analysis
 - DS1400 Undampened Exhaust Gas Noise Analysis
- Drawings:
 - Site Location Plan (ref. RBF62-MLA-XX-XX-DR-A-PL-098);
 - Existing plans:
 - Existing north elevation (ref. RBF62-MLA-XX-XX-DR-A-PL-101)
 - Existing east elevation (ref. RBF62-MLA-XX-XX-DR-A-PL-102)
 - Existing south elevation (ref. RBF62-MLA-XX-XX-DR-A-PL-103)
 - Existing west elevation (ref. RBF62-MLA-XX-XX-DR-A-PL-104)
 - Existing 7th floor plan (ref. RBF62-MLA-XX-07-DR-A-PL-002)
 - Existing 8th floor plan (ref. RBF62-MLA-XX-08-DR-A-PL-003)
 - Existing roof plan (ref. RBF62-MLA-XX-XX-DR-A-PL-004)

- Proposed plans:
 - Proposed north elevation (ref. RBF62-MLA-XX-XX-DR-A-PL-105)
 - Proposed east elevation (ref. RBF62-MLA-XX-XX-DR-A-PL-106)
 - Proposed south elevation (ref. RBF62-MLA-XX-XX-DR-A-PL-107)
 - Proposed west elevation (ref. RBF62-MLA-XX-XX-DR-A-PL-108)
 - Proposed 7th floor (ref. RBF62-MLA-XX-07-DR-A-PL-005)
 - Proposed 8th floor (ref. RBF62-MLA-XX-08-DR-A-PL-006)
 - Proposed roof plan (ref. RBF62-MLA-XX-XX-DR-A-PL-007)

The Site

1 Spinningfields Square comprises a 9 storey building occupied by Natwest. The building comprises commercial uses at the ground floor level with offices above. Natwest are proposing refurbishment works to ensure the building better meets their requirements and to improve its energy efficiency. The ground floor unit previously used as a bank branch (currently closed) will be brought back into use as an 'Entrepreneur Accelerator' hub (EA hub) for use by the general public. This use is considered to fall within Class E and thus no change of use is required.

The building is located within the Spinningfields area of the City Centre and the Deansgate Conservation Area. The building is not listed but is located close to a number of listed buildings including the John Rylands Library (Grade I listed) to the north, largely separated by an intervening building; Elliot House (Grade II listed) to the south-east; and 184 and 186 Deansgate (Grade II listed) to the south.

Proposed Development

The proposed development comprises alterations at rooftop level for the installation of new plant.

The building's existing ventilation system is by means of separate supply and extract fans local to each core providing zonal coverage with no facility for heat recovery. As part of the project's low/zero carbon aspirations, the proposed ventilation systems incorporate new heat recovery systems. For this reason, the new air handling units are larger in size than the existing individual supply and extract fans and as such, additional plant space is required.

The below sets out the alterations proposed in three key locations.

Firstly, towards the centre-east of the building, additional plant equipment is proposed internally on the 8th floor adjacent to existing plant equipment. The new plant will require two elements to protrude at roof level (see Figure 1). The two elements will be dark grey in colour to match the existing screening at the rooftop, and will protrude above the existing parapet by 1.2m and 1.885m (0.47m and 0.82m from the south due to the existing taller part of the building). They will be set back from the building edge so as not to be visible from the street level.

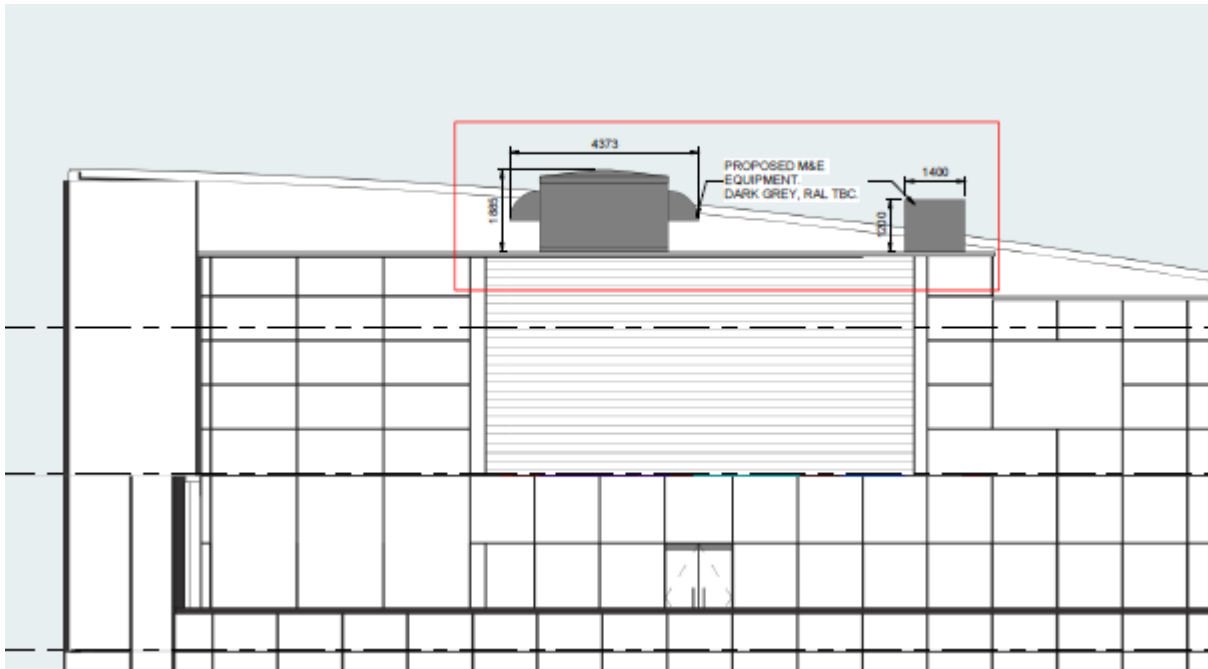


Figure 1: Extract from drawing ref. RBF62-MLA-XX-XX-DR-A-PL-105

Towards the north-west of the building, a new area of plant equipment is proposed on the roof area of the 7th level with dimensions 18.64m x 11.97m (see Figure 2). The project team have sought to locate the new plant area close to the existing 6th floor plant area on the north-west elevation. It is not possible to site it directly above the existing 6th floor plant area nor is it possible for this plant area to be sited more centrally on the building due to existing areas of rooftop plant and glazed roof areas. It has also been located towards the north of the building to maximise the retained area of roof terrace.

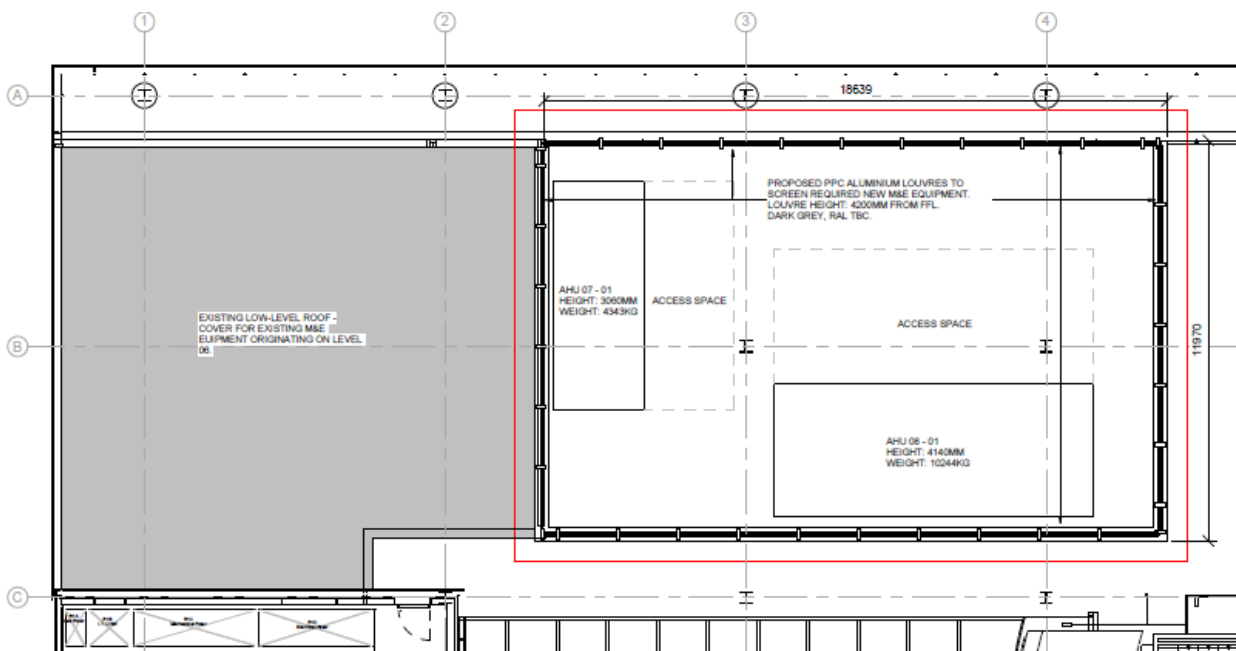


Figure 2: Extract from drawing ref. RBF62-MLA-XX-07-DR-A-PL-005

This plant will be fully screened by dark grey aluminium louvres to accord with existing louvres on the building. The plant area will be set back from the floors 1-5 of the building fitting with the building line of the 6th floor to reduce visibility from street level.

Lastly, as previously referenced, the ground floor space will be brought back into use as an EA hub. The works to adapt the former retail branch into the new EA hub require a small number of additional louvres at upper ground floor level on the north elevation of the building to improve fresh air circulation. 3 no. glazed panels will be replaced with glazing and aluminium louvres (Figure 3). The affected glazing units will be situated underneath the 1st floor overhang, at mid-height in the elevation to reduce any environmental impact to people walking past and behind supporting columns to reduce their visibility and impact to the street scene.

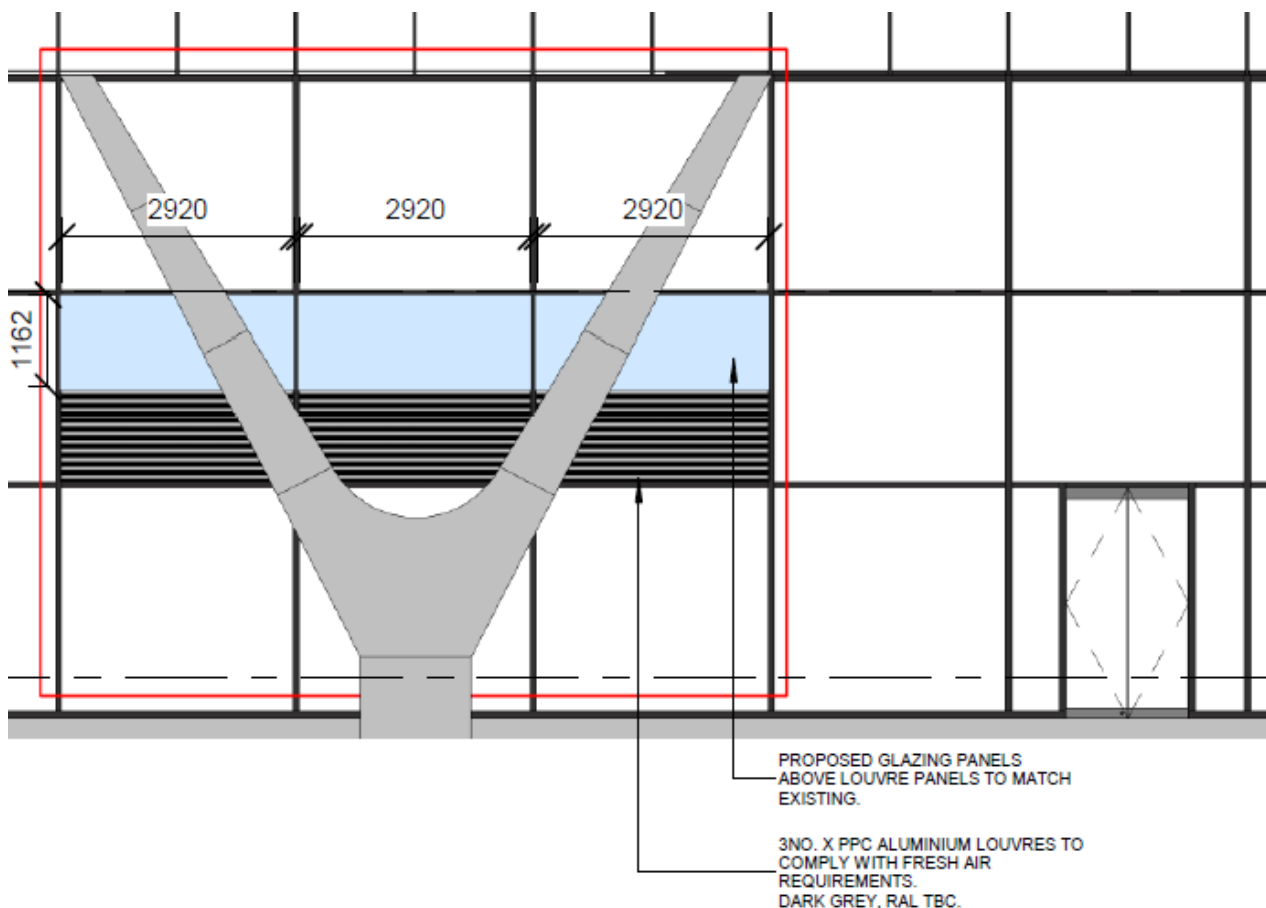


Figure 3: Extract from drawing ref. RBF62-MLA-XX-XX-DR-A-PL-105

Please note that this application has been submitted alongside a separate application for alterations to a set of the entrance doors. The works have been separated into two applications as they relate to different programmes of work within the building, with different timescales and hence the need to ensure any delays with one application does not unduly delay the other.

Planning Assessment

Principle of Development

Where possible, space within existing plant areas has been utilised. For example, new air source heat pumps on the 6th floor replace existing plant associated with the gas fired boilers as the gas supply to the building is being removed.

There is however insufficient space within the existing rooftop plant rooms to accommodate all of the proposed new plant and it is thus necessary to create a new plant area to accommodate the additional plant required to ensure the building meets Natwest's low/zero carbon ambitions for their space.

New rooftop plant has been located within an existing plant area so far as possible and will protrude slightly above the existing parapet. The new plant area will be fully screened by louvres which will match the appearance of existing louvres on the 6th floor.

The additional louvre at upper ground floor level will improve fresh air circulation, which is critically important as the country moves out of the pandemic.

It is therefore considered that the principle of locating the proposed additional plant equipment on the upper levels of 1 Spinningfields Square and the additional louvres at upper ground floor level is acceptable and in accordance with Policy DM1 of the Core Strategy.

Visual and Heritage Impact

The building is located in a Conservation Area. Whilst it is not listed, it is located close to Listed Buildings, including the Grade I listed John Rylands library.

1 Spinningfields Square is a modern building constructed in the early 2000's and has existing areas of rooftop plant and louvres. The proposed plant has been screened so far as possible. It is not considered that the proposed plant will be visible from street level due to the height at which it is proposed and set back from the building edges.

The louvres associated with the EA hub will be at upper ground level and towards the western end of the north elevation. Their visibility will also be reduced to the 1st floor overhang immediately above and the columns immediately in front.

It is therefore considered that the plant equipment will have no adverse impact and thus complies with Policies DC18.1 and DC19.1 of the Unitary Development Plan and Policies CC9 and EN3 of the Core Strategy.

Noise

A noise assessment has been prepared and is submitted in support of the application. Technical data sheets for the proposed plant are provided with the application for completeness.

The noise assessment measured background noise levels of $L_{A90,15min}$ 55 dB during the daytime and $L_{A90,15min}$ 49 dB at night at position 1 and L_{A90} 56 dB during the daytime and L_{A90} 54 dB at night at position 2.

The noise assessment has considered the relevant planning guidance produced by the Council and with reference to the nearest noise sensitive premises, concludes that the proposed plant will meet the Council's day and night-time noise limits. As such, no noise mitigation is required and the proposal is compliant with Policy DC26 of the UDP and DM1 of the Core Strategy.

Conclusion

I look forward to receiving confirmation of this application's validation, however if there are any queries or you require any further information to assist in your assessment of the application, please do not hesitate to contact me.

Yours sincerely



Sarah Myers MRTPI

Senior Consultant, Cushman & Wakefield - Planning