



Paul Butler Associates

Planning, Development & Heritage Consultants

03 November 2021

Mrs Julie Roscoe
Head of Planning
Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

21.1557/Arcadia/ljr03dt

Dear Julie,

Arcadia Library and Leisure Centre, Yew Tree Avenue, Levenshulme, Manchester, M19 3PH

RE: Planning permission 130962/FO/2021: Installation of a new single storey detached building to house Air Source Heat Pump and battery energy storage system and associated works

Application to Discharge Condition 4: 'Fire Risk Design Assessment'

Introduction

On behalf of my client, Ameresco Limited, please find attached an application to discharge condition 4 attached to planning permission 130962/FO/2021 which granted consent for the installation of a new single storey detached building to house an Air Source Heat Pump and battery energy storage system and associated works at Arcadia Library and Leisure Centre, Yew Tree Avenue, Levenshulme, Manchester, M19 3PH

Condition 4 'Fire Risk Design Assessment'

Condition 4 provides that before the commencement of above ground construction works, a fire risk design assessment relating to the implementation of the development and subsequent management and measures to mitigate potential harm to operation of the railway line located adjacent to the western site boundary, shall be submitted to and approved in writing by the City Council as local planning authority. The details of the agreed fire risk design assessment shall be fully implemented as part of the development and maintained in situ at all times thereafter.

This application seeks the discharge of Condition 4 attached to planning permission 130962/FO/2021.

The Submission Documents

The following information has been submitted via the planning portal to discharge Condition 4:

- Completed Condition Discharge Application Form dated 03 November prepared by Paul Butler Associates;

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- Covering letter prepared by Paul Butler Associates: Ref 21.1557/Arcadia/ljr03dt;
- Arcadia Leisure Centre 'Plant Enclosure External Fire Spread Review R2 5.10.21';
- Drawing EP2012D-02 REV P07 'Pipework Layout' by Encret Ltd & Fletchers Engineering; and
- Arcadia Site Set Up and Traffic Management Plan.

Assessment

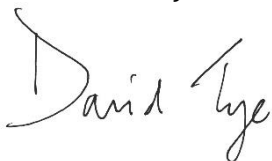
The Arcadia Leisure Centre 'Plant Enclosure External Fire Spread Review R2 5.10.21' Report assessed the scheme approved by permission 130962/FO/2021 and made a recommendation that there be 3.5m separation between the plant building and the railway boundary (increased by 0.5m from 3m currently approved) to comply with Table A of BR187 of the fire report. As mitigation the application design is therefore proposed to be resited as shown by Drawing EP2012D-02 REV P07 'Pipework Layout' by Encret Ltd to achieve 3.5m from the boundary with the railway. Attention is also drawn to the 'Arcadia Site Set Up and Traffic Management Plan' which shows Heras Fence installed during construction in order to maintain a 1 metre distance from the Network Rail Boundary. It is understood that this exceeds the 0.5 m distance for construction works usually sought.

Findings

As evidenced above and by the submission documents, the proposal has been shown to be sited within a suitable location for the proposed ASHP and ESS development, with no known adverse impacts arising from the development. Condition 4 is recommended to be discharged.

The application fee (£116.00) will be paid shortly after submission by Ameresco Ltd. I look forward to receiving confirmation that this application has been registered and validated. In the meantime, if you require any further information please do not hesitate to get in touch.

Yours sincerely



David Tye BSc MTPI MRTPI
Director

CC Dipak Shah (Ameresco Ltd)
 Philip Owen (Zero Carbon Estate, Programme Manager, Manchester City Council)