

14th May 2021

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Planning
Manchester City Council
Po Box 532
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Manchester
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Our ref: 101 Princess Street, Manchester

Dear Sir/Madam

101 Princess Street, Manchester

129765/FO/2021 & 129766/LO/2021 Application for Planning and Listed Building Consent Internal Fit-Out Works to 3rd and 4th Floors and External Alterations to 5th Floor

An application for Planning and Listed Building Consent (ref PP-09623646) was submitted to the Council on 18th March 2021. On 21st April the Council issued two letters stating the applications could not be validated (one letter for the application for full planning permission and one letter for the Listed Building Consent application). Amended versions of the letters were issued on 10th May. This letter sets out the documents submitted to address the matters raised in the 'Invalid' letters in turn and provides a full list of documents submitted.

The following list provides a summary of the additional information submitted to meet the requirements of the 'Invalid' letters issued on 10th May.

- 3rd Floor 03-EX-01 Existing Partition Layout Rev C
- 3rd Floor 03-PT-01 Partition Layout Rev C
- 4th Floor FBI-R2419-A4001 Existing Layout Rev B
- 4th Floor FBI-R2419-A4004 Partition Layout Rev C
- 4th Floor FBI-R2419-A4005 Ceiling Layout Rev C
- 4th Floor FBI-R2419-A4012 Existing Ceiling Layout Rev A
- 5th Floor 101 Princess Street, Manchester-Existing Elevation - Works Location 1 Rev A
- 5th Floor 101 Princess Street, Manchester-Existing Elevation - Works Location 2 Rev A
- 5th Floor 101 Princess Street, Manchester-Existing Elevation
- 5th Floor 101 Princess Street, Manchester-Proposed Elevation - Work Location 1 Rev A
- 5th Floor 101 Princess Street, Manchester-Proposed Elevation - Work Location 2 Rev A
- 5th Floor 101 Princess Street, Manchester-Proposed Elevation
- 5th Floor 101 Princess Street, Manchester-Existing Section
- 5th Floor 101 Princess Street, Manchester-Proposed Section (2)
- Existing Roof Plan - 101 Princess Street, Manchester-Existing Floor Plan
- Proposed Roof Plan - 101 Princess Street, Manchester-Proposed Plant Location (2)
- Detailed Specification - VRVSelectionReport-101 Princess Street-2_22_2021-7_46 PM
- Detailed Plan Drawing - 1725-EDGE-10-RL-DR-M-0100 P4
- 101 Princess Street, Manchester-Proposed Plant Location (2)
- Photos May 2021



129765/FO/2021 – Full Planning Permission

Item Requested	Response
We require large scale elevations of the fifth floor area on Silver Street as existing and proposed where the glazed windows and door are proposed to be blocked up with new vertical hanging slates, as well as scaled cross-sections as existing and proposed vertically and horizontally through this area.	The fifth floor balcony area is largely hidden behind a parapet wall when viewed from the Silver Street elevation. JLL have prepared two versions of the existing and proposed plans, each showing the area with and without the parapet wall feature. • 101 Princess Street, Manchester-Existing Elevation - Works Location 1 Rev A • 101 Princess Street, Manchester-Existing Elevation - Works Location 2 Rev A • 101 Princess Street, Manchester-Existing Elevation • 101 Princess Street, Manchester-Proposed Elevation - Work Location 1 Rev A • 101 Princess Street, Manchester-Proposed Elevation - Work Location 2 Rev A • 101 Princess Street, Manchester-Proposed Elevation JLL have also prepared a section plan showing the area in detail including the parapet wall (not effected by proposals), the proposed new plant and the area of glazing to be replaced with vertically hung tiles. • 101 Princess Street, Manchester-Existing Section • 101 Princess Street, Manchester-Proposed Section (2)
Please provide a specification for the new vertical hanging slates	As offered in an email from Emily Booth in an email on 10th May, we would be grateful if this item could be conditioned for later submission. The applicant is not in a position to instruct a contractor until planning permission and LBC is approved and thus cannot ask a contractor to provide a sample at this point. Please note however, the applicant proposes using reclaimed Welsh slate to match the surrounding roof areas with every effort being made to match materials as closely as possible. The replacement of the glazed area with hung slate will return the area in question to its previous appearance and will match the remainder of the Silver Street roof/elevation, the glazed being a more recent addition.
You have stated that 2 new air conditioning units are proposed in a new location to the existing. For this new location and for the new units, please provide the following:	Addressed in turn below.
Scaled existing and proposed plans/elevations. The proposed plans/elevations should clearly show the location of the units. If the units are proposed for the roof, a roof plan needs to be submitted and it should include surrounding street names. If the units are proposed for the roof,	The existing and proposed units are located on a balcony at fifth floor level. This area is formed by the external walls of the fifth floor and an external parapet wall. Elevations have been provided above including detailed views and full Silver Street elevations along with sections of the relevant area.



you will also need to provide scaled existing and proposed elevations of the building from all 4 directions, with the relevant street names clearly marked. If the units are proposed for a vertical elevation, please provide existing and proposed drawings for that particular elevation.	The location of the existing and proposed plant is not visible from either the Princess Street or Abingdon Street elevations as the area is screened by the existing fifth floor elevations as shown on the floor plans. The proposed works are both in some way roof and vertical elevations so roof plans (below) and elevation plans (above) have been submitted. - Existing Roof Plan - 101 Princess Street, Manchester-Existing Floor Plan - Proposed Roof Plan - 101 Princess Street, Manchester-Proposed Plant Location (2)
Scaled cross-sections through the condenser units showing their relationship to the roofscape/elevation.	Provided above re proposed vertical hanging slates.
A technical specification for the units. This should include details such as the appearance, dimensions, materials, colour, noise output etc. of the units.	Proposed units are 2no. DAIKIN REYQ18U one each to service the third and fourth floors. - Detailed Specification - VRVSelectionReport-101 Princess Street-2_22_2021-7_46 PM - Detailed Plan Drawing - 1725-EDGE-10-RL-DR-M-0100 P4 101 Princess Street, Manchester-Proposed Plant Location (2)
An acoustic report that gives details regarding the noise output from the units, including the cumulative noise impact of all the units operating simultaneously, and any acoustic attenuation measures you are proposing to install to limit the breakout of noise from the units. You should also provide details of the ambient noise levels during the daytime, night and weekends and assess how noise from the units will impact on ambient noise levels. Please note that any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Please demonstrate though the required acoustic report that this criteria will be met. - o Confirmation of when the units will be in operation - o Photographs of the proposed location for the units	Noise assessment discussed separately below. Units will be used for heating and cooling of the third and fourth floors and will replace and relocate existing kit. Operational hours will be limited to standard office hours with a buffer either side to allow for offices to be cooled or warmed before and after working hours.



129766/LO/2021 – Listed Building Consent

Item Requested	Response
We require large scale elevations of the fifth floor area on Silver Street as existing and proposed where the glazed windows and door are proposed to be blocked up with new vertical hanging slates, as well as scaled cross-sections as existing and proposed vertically and horizontally through this area.	As above re: 129765/FO/2021
Please provide a specification for the new vertical hanging slates	As above re: 129765/FO/2021
You have stated that 2 new air conditioning units are proposed in a new location to the existing. For this new location and for the new units, please provide the following:	Addressed in turn below.
Scaled existing and proposed plans/elevations. The proposed plans/elevations should clearly show the location of the units. If the units are proposed for the roof, a roof plan needs to be submitted and it should include surrounding street names. If the units are proposed for the roof, you will also need to provide scaled existing and proposed elevations of the building from all 4 directions, with the relevant street names clearly marked. If the units are proposed for a vertical elevation, please provide existing and proposed drawings for that particular elevation.	As above re: 129765/FO/2021
Scaled cross-sections through the condenser units showing their relationship to the roofscape/elevation.	As above re: 129765/FO/2021
Photographs of the proposed location for the units.	Included on plans and in original submission documents.
A justification for the new lowered ceilings is required. Where possible, we would always wish the volume of the original space, plus any decorative mouldings, cornices etc, to be exposed in listed buildings. Please explain therefore why this is not proposed.	No new lowered ceilings are proposed however it is acknowledged that previously submitted information may be misleading. Original plan FBI-R2419-A4005 4th Floor Proposed Ceiling Finishes RevB does appear to suggest that new lowered ceilings are proposed throughout the fourth floor. This is not the case; the fourth floor includes lowered ceilings throughout (see photo of typical area below). The above reference plan shows three ceiling finishes; two to remain as existing (both lowered ceilings) and a third (also a lowered ceiling in the core area) to be replaced with new material at the same height. New existing and proposed ceiling layout plans have been provided to make this clearer: • FBI-R2419-A4012 4TH FLOOR EXISTING CEILING LAYOUT Rev A

	FBI-R2419-A4005 4TH FLOOR CEILING Rev C 
Scaled existing and proposed cross sections through each floor of the building affected by the works are required	Provided on following plans: 1213-03-PT-01C [10.05.21] 101 PS PARTITION LAYOUT 1213-03-BS01 [10.05.21] 101 PS 3RD FLOOR BUILDING SECTIONS - FBI-R2419-A4004 4TH FLOOR PARTITIONING Rev C - FBI-R2419-A4016 4TH FLOOR BUILDING SECTIONS
The submitted plans need to show where building fabric (original and non-original) will be removed, altered or concealed.	Works to the fabric of the building are highlighted throughout the submitted plans. In particular, please note the following plans which provide significant detail of interventions with the fabric of the building which were included in the original submission: - Existing and Proposed Ceiling Plans detailed above - Partition Layout Plan detailed above 3rd Floor 1213-03-EX-03B [19.02.21] 101 PS HERITAGE NOTES 3rd Floor 1213-03-FL-01B [19.02.21] 101 PS FINISHES LAYOUT 3rd Floor 1213-03-KT-01B [19.02.21] 101 PS TEAPOINT 3rd Floor 1213-03-WC-01C [19.02.21] 101 PS WASHROOMS R3-07 AND R3-08 3rd Floor 1213-03-WC-02C [19.02.21] 101 PS WASHROOMS R3-05 AND R3-06 3rd Floor 1213-03-WC-03B [19.02.21] 101 PS DWC SHWR - FBI-R2419-A4003 4TH FLOOR STRIP OUT PLAN Rev A



	• FBI-R2419-A4006 4TH FLOOR FEMALE WC Rev A • FBI-R2419-A4007 4TH FLOOR MALE WC Rev A • FBI-R2419-A4008 4TH FLOOR DDAWC & SHOWER Rev A • FBI-R2419-A4009 4TH FLOOR FLOORING FINISHES Rev A • FBI-R2419-A4010 4TH FLOOR DECORATION Rev A • FBI-R2419-A4013 4TH FLOOR HERITAGE NOTES • FBI-R2419-A4015 4TH FLOOR TEA POINT
Details of wall finishes and how any columns, downstand beams or other features such as cornices, skirting boards etc are to be dealt with are required.	Included in list above.
We require photographs of all areas of the building (internal and external) affected by the proposal.	Provided in document 'Photos May 2021'.

Noise Assessment

As set out in previous correspondence, our client believes that the issue of noise could be dealt with by condition as was the case for previous applications for planning and LBC on the same building in 2019 (see Condition 3 of 122454/FO/2019). This required that a noise impact assessment be undertaken and approved by the Council before any plant were to be installed. Note, this project is no longer going ahead.

Since receiving the 'Invalid' letters from the Council, the applicant has instructed a noise impact assessment and is prepared to issue this as soon as possible however due to the need to undertake on site measurements, this may take some time. Given the amount of time which passed between submission of the application on 18th March and the first 'Invalid' letter being issued on 21st April and to avoid further delays to this project, our client asks that the application be validated on receipt of the information outlined in this letter with the noise impact assessment to follow as soon as it is ready.

I trust this information is sufficient to validate the above applications however please do not hesitate to contact me should you require any further information or clarifications.

Yours sincerely,

A handwritten signature in grey ink that reads 'R. Robinson'.

Tom Robinson

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