

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 May 2022

Dear Sir or Madam,

Planning Application for the Installation of 8no. satellite dishes

No.1 Circle Square, 3 Symphony Park, Manchester, M1 7FS

Jones Lang LaSalle ('JLL') have been instructed by Roku ('the Applicant') to submit an application for the installation of 8no. satellite dishes and a handrail on the roof of No.1 Circle Square, 3 Symphony Park, Manchester, M1 7FS.

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

- Application form and certificate;
- Photographs of Rooftop as Existing
- Planning Drawings:
 - o Location Plan (prepared by JLL)
 - o Existing Site Layout and Elevations Plan (Ref: CC22005-AV-EL-24 P1)
 - o Proposed Site Layout and Elevations Plan (Ref: CC22005-AV-EL-22 P1)
- Specification Sheet:
 - o Roku Proposed Dish Tech Sub 3 – PENTA85G-A

The application has been submitted today via Planning Portal (ref: PP-11278542) 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

Roku is an American based company which is a pioneer when it comes to streaming via television. Roku connects users to the streaming content they chose, enable content publishers to build audiences and provide advertisers with unique capabilities to support consumers. The occupation of Circle Square is a massive investment into Manchester Science Hub and they will be a key player in the market.

Roku are currently recruiting with a target of circa 500 full time staff over the next few years.

Site

No.1 Circle Square (the 'site') is located in the heart of Manchester's innovation district and close to the city's major public transport hubs. Circle Square is located to the west of Manchester Oxford Road and is bound by No.1 Circle

Square to the north, Symphony Park, Vita Student and Circle Square Apartments to the east and Manchester Technology Centre to the south.

No.1 Circle Square comprises a detached office building of steel frame construction with curtain wall glazed elevations, providing retail space at ground level with offices to the 16 upper floors.

In terms of heritage issues, the property is not listed and does not fall within a Conservation Area, however a number of listed buildings are located within 100m of the building. Due to the height of the building and the nature of the proposed works being minor in scale and on the roof, it is not considered that the works will have any impact on the setting of the surrounding heritage assets.

The proposed works are located within the centre of the roof, covering an area measuring approximately 135.2sqm. The design and location of the proposed satellites have been carefully considered to both satisfy operation needs and to ensure that there will be no impact on heritage assets or adjoining occupiers.

Proposed Development

The proposed works comprise the installation of 8no. satellite dishes and a surrounding handrail on the roof of No.1 Circle Square.

The proposed type of satellite dish is as follows –

Type of Dish	Quantity
PENTA85G-A	8

The proposed 8no. satellite dishes are to be located within the centre of the roof and are shown in purple on drawing ref: CC22005-AV-EL-22 P1 (Proposed Site Layout and Elevations Plan). Each dish is steel offset grey with an 85cm equivalent diameter, and the maximum height of the satellite dishes is 1.75m high. A specification sheet has been submitted in support of the application and provides further detail.

Drawing reference: CC22005-AV-EL-22 P1 (Proposed Site Layout and Elevations Plan) also shows the proposed handrail which will surround the dishes (shown in blue). The proposed handrail measures 950mm high.

The elevations show that the proposed works will have little material impact on the elevations of the building.

Justification

The requirement for each satellite is due to Roku developing software for televisions/streaming worldwide and as such, they need to be able to receive TV signals from around the world to test the products with live TV feeds which will come from the proposed dishes on the roof of No.1 Circle Square.

As there are different teams working in the building they require 8no. individual dishes to allow multiple teams to work on different TV standards and satellite feeds at the same time.

The dishes are laid out in such a manner that they do not block the signal from each other, as satellite signals are line of sight the dishes need to be able to see over the building in front and over each other. All modelling for height and location has indicated that the proposed design is the optimum to achieve the clients requirements for incoming satellite signals

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 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, etc. 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 EN1 'Design Principles and Strategic Character Areas' refers to The Corridor (Higher Education Precinct (HEP)) Character Area and sets out that this area contains major educational and medical institutions located alongside a linear route in a variety of large scale buildings. Underlying this are remnants of the historic past such as the grid iron street pattern dating principally from the 19th Century. The area contains a network of open spaces often resulting from more recent developments and is busy especially with public transport and pedestrian movement through much of the 24 hour day with patterns of movement linking areas to both sides of Oxford Road. The Corridor represents the only area where the levels of activity, range of uses and scale of built form associated with the City Centre extend beyond the Mancunian Way. New development needs to reflect the significant scale and form expected from major City institutions and opportunities will exist for more innovative and contemporary built forms, which have regard to the historic context. A balance between built form and open space which allows for easy movement through and across the area will be required.

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,

yblack

Yvette Black

Direct line 01618286420

Mobile 07850 950059

Yvette.Black@eu.jll.com