

Planning Department
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25 May 2021

Dear Sir or Madam,

Planning Application for the installation of replacement Plant on roof

2 Hardman Street, Manchester, M3 3HF

Jones Lang LaSalle ('JLL') have been instructed by HANSAINVEST Hanseatische Investment GmbH ('the Applicant') to submit an application for the replacement of plant on the roof of 2 Hardman Street.

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

- Application form and certificate;
- Plant Sound Assessment Report (prepared by Lighthouse Acoustics)
- Plant Specification Sheets:
 - o R2 Series VRF High Efficiency (22.4-45kW)
 - o R2 Series VRF High Efficiency (69-96kW)
- Planning Drawings:
 - o Block and Site Location Plan (ref: 2042-EX-5001 P02)
 - o Existing Roof Plant (ref: 042-RF-5001 P03)
 - o Proposed Roof Plant (ref: 2042-RF-5002 P03)

The application has been submitted today via Planning Portal (ref: PP-09859536) and the fee of £462 has been paid to Manchester City Council.

This 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 of the Statutory Development Plan, emerging policy and national planning guidance.

Location

2 Hardman Street (the 'site') is located on Hardman Street within the Spinningfields area in Manchester. The property extends to 2,684sqm and comprises a seven storey Grade A office building of brick and glazed elevations housed under a flat roof.

The property is not listed but falls within the Deansgate Conservation Area. The architecture of the building is both responsive, in relation to scale and materials, to its conservation area context, but at the same time this is very clearly a modern building using tile, colour, glass and aluminium extrusions.

The proposed works are located on the roof of 2 Hardman Street and the site area extends to 60sqm.

Proposed Development

The proposed works comprise of the removal of plant associated with the existing operator as shown on drawing reference: 2042-RF-5001 P03 and the replacement of plant, comprising of 12No. condenser units, on the roof of 2 Hardman Street.

The proposed 12No. condenser units are proposed towards the north west corner of the roof and are required to serve the office building.

The proposed new VRF Plant area will extend to 60sqm as shown on drawing reference: 2042-RF-5002 P03 and will comprise of 12No. condenser units including:

- 2No. Mitsubishi PURY-EP250YNW-A
- 4No. Mitsubishi PURY-EP350YNW-A
- 4No. Mitsubishi PURY-EP400YNW-A
- 2No. Mitsubishi PURY-EP800YSNW-A

Specification Sheets have been submitted in support of the application and provide further details on the 12No. condenser units.

Acoustic Assessment

A Plant Sound Assessment Report (prepared by Lighthouse Acoustics) has also been submitted in support of the proposed works. The calculated cumulative LAeq atmospheric plant sound emission levels at the nearest receptor are between 7dB and 11dB below the proposed cumulative atmospheric plant sound emission limits. The assessment therefore concludes that the building services proposals are likely to achieve the proposed cumulative atmospheric plant sound emission limits at the nearest receptor.

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 principle 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

The revised National Planning Policy Framework (2019) 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*'.

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.

DC18.1 'Conservation Areas' sets out that the Council will give particularly careful consideration to development proposals within Conservation Areas.

- a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - i) the relationship of new structures to neighbouring buildings and spaces;
 - ii) the effect of major changes to the appearance of existing buildings;
 - iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
 - iv) the effect of signs and advertisements;
 - v) any further guidance on specific areas which has been approved by the Council.
- b. The Council will not normally grant outline planning permission for development within Conservation Areas.
- c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.
- d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.
- e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas

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.
- That any energy centre, including generating plant, standby/boiler plant and substations, shall be located and designed to a high quality so as to integrate with and contribute to the townscape.

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 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.

Policy EN3 'Heritage' sets out that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

Conclusions

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

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' in a cursive, lowercase style.

Yvette Black

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