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Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloittereal estate.co.uk

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

Dear Sirs / Madam,

Application for Full Planning Permission for Roof Plant Equipment and an External Louvre at the Manchester Technology Centre

Please find enclosed an application for Full Planning Permission for the installation of plant equipment on the roof of the Manchester Technology Centre (MTC) and the installation of a louvre to the south-east elevation. The Applicant is Manchester Metropolitan University ('the Applicant').

The Site comprises the MTC, which is located to the east of Oxford Road and south of Circle Square.

The proposed development is described as follows:

"Installation of plant equipment on the roof and an external louvre to the south-east elevation"

This Covering Letter forms the supporting statement submitted with this application and should be read in conjunction with the following supporting documentation:

- Site Location Plan, prepared by Bowker Sadler Architecture;
- Planning Application Drawings, prepared by Bowker Sadler Architecture, including block plan, scaled and annotated existing and proposed roof plans and existing and proposed elevations at a scale of 1:150 and 1:200;
- Acoustic Planning Report, prepared by Hoare Lea.

The list of supporting documentation was agreed during pre-application discussions with a planning officer at Manchester City Council (MCC).

Site Location and Description

The Site comprises the MTC located within the Oxford Road Corridor and is approximately 0.1 ha.

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The MTC comprises four storeys in height and is used predominantly as office space (Use Class E), offering flexible co-working space. It is already partially occupied by Manchester Metropolitan University.

The Site is located to the east of Oxford Road opposite Manchester Metropolitan University's Science and Engineering Building. To the north of the Site is Circle Square, with No.2 Circle Square located immediately to the north of Brancaster Road, and rising to 18-storeys in height. Hatch, a vibrant pop-up flexible retail / hospitality destination is located to the south of the Site and Mancunian Way is located just beyond this, intersecting Oxford Road. The area to the west of the Site currently comprises a construction compound with the under construction Plot 12 Circle Square, a new 15 storey office building, and the Circle Square Multi-Storey Car Park and Premier Inn Hotel, located beyond this.

The Site is shown in Figure 1 below and detailed further underneath.

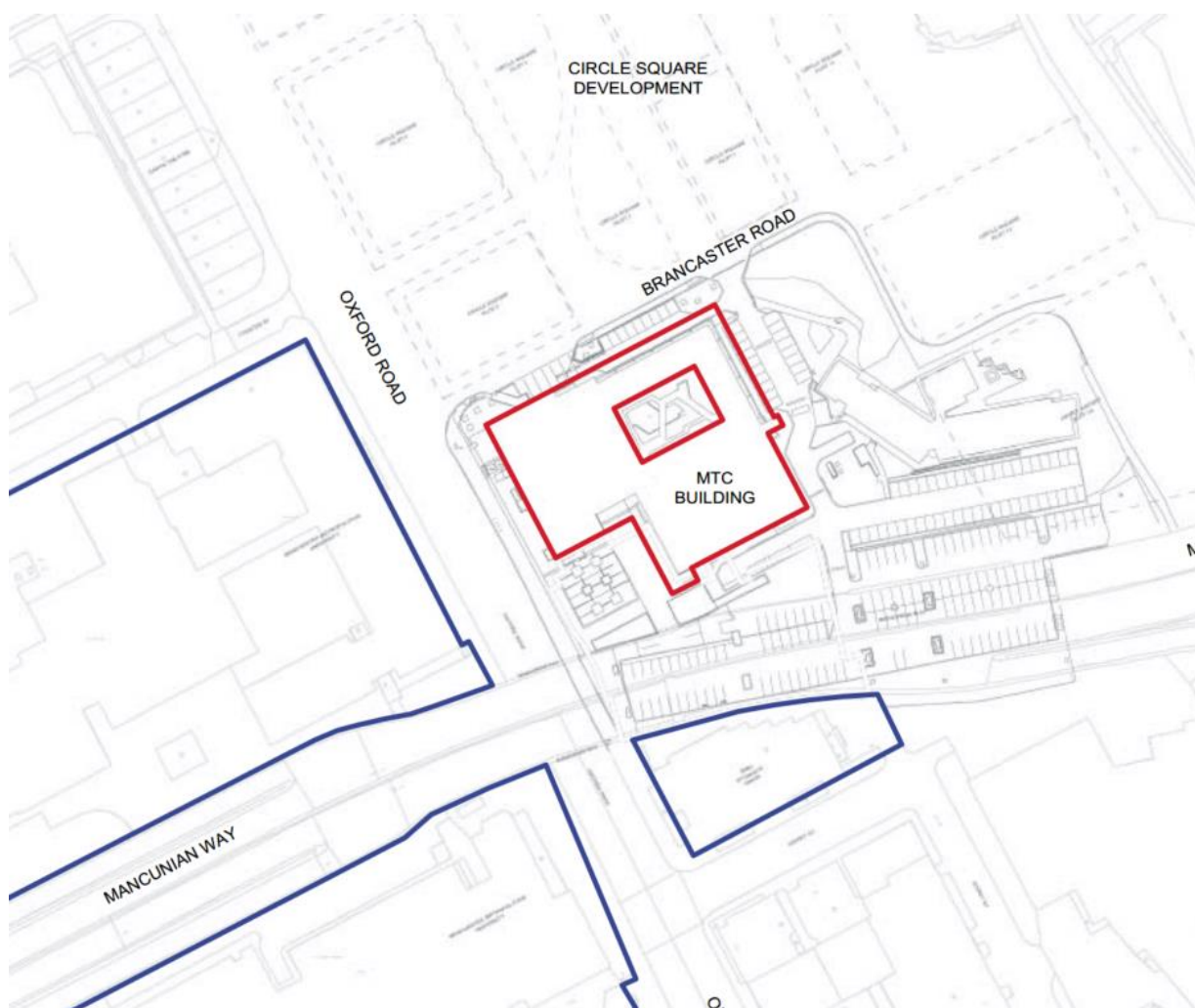


Figure 1: Site Location Plan

The upper level of the south-east elevation of the MTC, of relevance to this application, currently comprises a number of windows and external walls covered in decorative tiles.

The roof of the MTC is flat and comprises an upper level and a lower level currently occupying a number and variety of plant equipment, including:

- 5no. external air handling units mounted on big-foot and unistrut supports;
- 8no. external condenser units mounted on big-foot and unistrut supports; and
- 1no. heat pump air conditioner.

This plant equipment is not visible from street level.

Access to the roof for maintenance purposes can be obtained from within the building with doors leading directly onto the roof.

The Proposed Development

The Proposed Development comprises the installation of a louvre to the south-east elevation and the removal and installation of plant equipment on the upper level of the roof of the MTC. This is proposed in order to facilitate the permanent movement of Print City (a 3D printing facility) and Innospace on the third floor of the MTC. Innospace is a concept from Manchester Metropolitan University which provides businesses with workspace and enables businesses to connect with the University's expertise, technical equipment and talent.

It was determined through pre-application discussions with Manchester City Council Planning Officers that Print City and Innospace would fall under Use Class E(g) and, given that the existing use of the building is under Use Class E, there is no requirement to apply for any change of use.

The Proposed Development involves the removal of two existing Air Handling Units on the roof of the MTC and the installation of:

- 6no. DX Units;
- 2no. Air Handling Units; and
- 3no. Condensing Units.

For reference, images of these units can be found in the Proposed Roof Plan and the Proposed Elevations submitted in support of this application.

An exhaust pipe is also proposed to extract vapours from the 3D printer hoods out of the roof. It is not linked to any fume cupboards. A pipe will run along the roof surface, rising to a minimum of 3m to safeguard any operatives at roof level. It will be fixed against the side of the existing triangular element of the roof structure.

A 150 x 150mm louvre is also proposed to the south east elevation of the MTC at Level 04 and will provide a direct exhaust from equipment to be installed internally. The exhaust is required to dissipate heat to the atmosphere.

The proposed plant equipment, extract and Louvre are necessary to support the relocation of the Manchester Metropolitan University Print City and Innospace facilities to the MTC, which include a range of high-technology and specialist equipment.

The proposed louvre is of a very small scale and the proposed plant equipment has been carefully positioned away from the edge of the building so as to minimise any potential visual impact from street level. Although the plant equipment will be visible from above, including from No. 2 Circle Square and the MMU Science and Engineering Building, it is proposed to be positioned neatly in place of existing plant and alongside that which is existing so as to minimise any potential visual impact from above.

Planning Policy and Strategic Context

The Adopted Local Development Plan for the Site comprises the following documents:

- Manchester Core Strategy (2012).
- Saved Policies of the Manchester Unitary Development Plan (UDP) (2005).

The Core Strategy sets the overall strategic direction for planning for Manchester over the plan period from 2012 to 2027 and is in line with national policies.

The UDP was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced, however, a number of policies were saved on 11 July 2012 and remain extant.

The Development Plan is supported by a number of material considerations, including the National Planning Policy Framework (NPPF), the National Planning Policy Guidance and the Corridor Manchester Strategic Vision to 2025.

The Corridor Manchester Strategic Vision to 2025 is for the area to become:

“Manchester’s cosmopolitan hub and world-class innovation district, where talented people from the city and across the world learn, create, work, socialise, live and do business; contributing to the economic and social dynamism of one of Europe’s leading cities”

The vision is underpinned by the Oxford Road Corridor Strategic Spatial Framework (SSF), which sets out a clear ambition to guide the redevelopment, transformation and future development within the SSF boundary.

The Proposed Development is ultimately necessary to support the relocation of the Print City and Innospace facilities to the MTC, which include a range of high-technology and specialist equipment, which will support The Corridor Manchester Strategic Vision to 2025 through providing facilities which facilitate innovation.

The key site-specific considerations for the Proposed Development are considered in turn below against the policies of the Development Plan.

Site Specific Considerations

Visual Impact

NPPF Chapter 12 places importance on achieving well-designed places. Paragraph 124 highlights the importance of good design stating that it is a key aspect of sustainable development, as it creates better places in which to live and work and helps make development acceptable to communities.

Core Strategy Policy EN 7 (Energy Infrastructure opportunities) outlines 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”*.

Core Strategy Policy DM 1 (Development Management) states that all developments should have regard to appropriate siting, layout, scale, form, massing, materials and detail and the impact on the surrounding areas in terms of design, scale and appearance.

The proposed louvre is of a very small scale, whilst the proposed plant equipment to the roof of the MTC has been positioned away from the edge of the building so as to minimise any visual impact from street level. The plant equipment will be visible from surrounding taller buildings, but the proposals will not change the character of the existing roof, which already comprises several plant equipment. The proposed plant has been positioned neatly in place of existing plant and alongside that which is existing to minimise any potential visual impact from above.

Acoustics

Core Strategy Policy DM 1 highlights that all development should have regard to the effects on amenity including noise and vibration.

Saved Unitary Development Plan (UDP) Policy DC26 also states that the council will consider the effect of new development proposals which are likely to be generators of noise. Developments likely to result in unacceptably high levels of noises will not be permitted: in residential areas; near schools, hospitals, nursing homes and similar institutions; or near open land used frequently for recreational purposes.

It goes on to state the following:

“Where the Council believes... a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following:

a. engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers;

b. layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it; and screening by natural barriers or other buildings or noncritical rooms within a building; and

c. administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit. Any or all of these

factors will be considered appropriate for inclusion in conditions on any planning permission.”

The Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate. Exceptions to the general policy will be considered on their merits.

An Acoustic Report has been prepared and submitted as part of this planning application. It found that representative background noise levels at the nearby sensitive receptors were 54dB during the daytime, and 47dB at night-time.

The Manchester City Council ‘Planning & Noise: Technical Guidance’ outlines that *“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.”*

Therefore, plant equipment will not exceed 49dB in the daytime and 42dB in the night-time. Once installed, noise data will be reviewed when available, however it is expected that noise from the proposed plant will be adequately controlled in line with those noise limits.

As a result, it is considered that there will be no negative acoustic impact as a result of the Proposed Development.

Summary and Conclusions

This Covering Letter accompanies an application for Full Planning Permission for the installation of plant equipment on the roof of the MTC and a louvre to the south-east elevation. The Applicant is Manchester Metropolitan University.

The Site comprises the MTC, which is located to the east of Oxford Road and south of Circle Square.

The Proposed Development is ultimately necessary to support the relocation of the Print City and Innospace facilities to the MTC, which include a range of high-technology and specialist equipment. These facilities support The Corridor Manchester Strategic Vision to 2025 through providing facilities which facilitate innovation.

The proposed external louvre to the south-east elevation is of a very small scale and the plant equipment on the roof of the MTC is proposed to be positioned and set-back from the edge of the building to minimise any potential visual impact from street level. Although the equipment will be visible from those surrounding tall buildings, it will partly replace and also be placed neatly next to existing plant equipment and so will not have any change to the existing character of the building. As such, the Proposed Development will not have any material visual impact.

Noise limits have also been set for the equipment at the nearest noise sensitive receptors. It is expected that noise from the proposed plant will be adequately controlled and there will be no negative acoustic impact as a result of the Proposed Development.

As such, the Proposed Development is considered to be in accordance with national and local planning policy and guidance and thus warrants the approval of Manchester City Council.

Application Submission

The application has been submitted on the Planning Portal (PP-09641208), alongside the requisite application fee of £1,386.00 (plus an administrative fee) as paid to Manchester City Council.

We trust you will find this application in order and we look forward to receiving written confirmation of its registration.

Please contact Jennifer Chatfield (0161 455 8084 / jchatfield@deloitte.co.uk) at the earliest opportunity should you have any queries or require any further information.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J Cooper', is positioned above the printed name.

John Cooper
Deloitte LLP