

Development Management
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
Manchester
M60 2LA

Our ref EKPS/210111/ESK

Submitted via the
Planning Portal

23 February 2021

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Dear Sir or Madam,

Full Planning Application: The temporary installation (for a period of five years) of a gas-fired mobile outdoor boiler room in the yard adjacent to Units 17-18 at Piccadilly Trading Estate, Manchester, M1 2NP

On behalf of our client Track Brewing Company Limited, we are pleased to submit a planning application which seeks approval for the temporary erection of a gas-fired, mobile outdoor boiler room, located in the yard adjacent to Units 17-18 at Piccadilly Trading Estate. This temporary structure will assist our client with their microbrewery operations at the Trading Estate.

Introducing Track Brewing Company

Track Brewing Company Limited (hereafter referred to as "Track Brewing") is an independent microbrewery that was set up by Founding Director, Sam Dyson, in December 2014. Inspired by a two-year odyssey cycling around the world, Sam built his brewery on local distribution, initially settling in Unit 5 on Sheffield Street – a 2,000 sqft unit within the arch underneath Manchester Piccadilly Train Station.

Since producing its first beer, 'Ozark', Track Brewing has gone on to produce 16 beers and continues to grow as a business. As such, Track Brewing have recently expanded their business onto a second site at Piccadilly Trading Estate, Unit 17-18.

Allied with this, a planning application for the 'temporary change of use for a period 5 years at Units 12-16 to mixed class B8 (storage and distribution); and at Units 17-18 to use class B2 (Microbrewery) and Class B8 (Storage and Distribution)' was approved by Manchester City Council on 14 January 2021 (application reference: 128054/FO/2020).

This planning approval has enabled Track Brewing to begin brewing operations at Units 17-18 at Piccadilly Trading Estate. However – the business is continuing to grow at an unprecedented rate and there is now a need to increase brewing capacity. Therefore, Track Brewing is seeking consent to erect a mobile outdoor boiler room in the yard adjacent to the unit. This container is an integral piece of equipment to our client and is essential to the brewery operations.

Proposed Development

The proposed mobile outdoor boiler room is a pre-assembled structure comprising of insulating sandwich stone white panels, complete with pedestrian doors and double lead doors for easy access and maintenance. The container is being provided by The Unical Group who are a reliable and recognised provider of brewery equipment. An indicative image has been submitted to support the application.

The proposed container is 1,940mm high; 1,861mm wide and 2,565mm high.

Within the container is a boiler that is gas fired and used to create steam which will be used to boil wort (the base beer), as well as heat the mash tun (where the grain is steeped ahead of boiling). The boiler will also be used to heat the water used in the brewing process.

Track Brewing opted for this containerised system as it is a highly efficient use of pipework. Importantly, the container is mobile – therefore, should Track Brewing need to move site at any stage in future years then it will be possible to relocate the container.

The outdoor boiler room will be operated by Track Brewing Monday to Friday; 8am to 6pm.

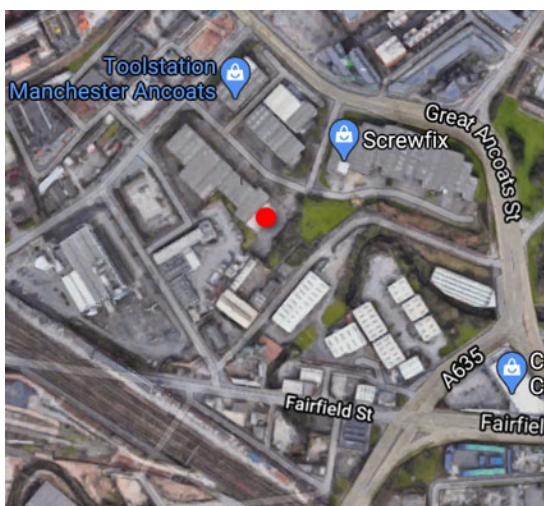
The Site and Surroundings

The yard of Units 17-18 at Piccadilly Trading Estate (hereafter referred to as the 'Site') is located within Manchester city centre and the Piccadilly Ward. The site is approximately 500m to the east of Piccadilly Train Station and the wider area is characterised by employment land uses (see Figures 1 and 2, both taken from Google Maps).

To the north-west beyond Adair Street is the office building Aeroworks. There is a vacant plot of land to the south currently being utilised as a car park. The employment provision to the south comprises four buildings of varying height with associated yard space.

The Site is bounded by Gidding Road to the north, then the remaining site boundary is surrounding by a segment of tree cover, with open space further to the east and Amato Food Products car park south of the site after the tree cover.

The Site is accessed via Gidding Road and lies approximately 100m south of Great Ancoats Street, which provides a key bus route with services to Ashton-Under-Lyme and Manchester City Centre.



^ Figure 1: Site Context



^ Figure 2: Site location with indicative location of proposed container

There are no heritage designations on or in close proximity to the site; furthermore, the site is located within Flood Zone 1 and is therefore not at risk from flooding.

Relevant Local and National Planning Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.

Local Planning Policy

The adopted Development Plan for Manchester City Council ("MCC") comprises the MCC Core Strategy 2012-2027 ("CS") which was adopted on 11 July 2012' and the 'saved' policies of the Unitary Development Plan ("UDP").

The Core Strategy outlines the Council's vision and spatial principles for Manchester to 2027 along with the planning policies which will be used to deliver that vision. Policies of most relevance to the determination of the application are as follows:

- **Policy SP 1: Spatial Principles:** sets out how the Regional Centre will be the focus of economic and commercial development.
- **Policy EC 1: Employment and Economic Growth in Manchester** states that a minimum of 200 ha of employment land (Use Class B1a, B1b, B1c, B2, and B8) will be developed between 2010 and 2027. The Regional centre is a key location for major employment growth and will accommodate 33ha of the Council's employment land need.
- **Policy EC3: The Regional Centre** – the policy sets out that within the Regional Centre, development for employment generating uses will be encouraged.
- **Policy CC1: City Centre and Fringe**, which identifies that a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities will be encouraged in the City Centre.
- **Policy DM1 'Development Management'**, which identifies that all developments should have regard to the following specific issues including: effects on amenity such as noise, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; and green infrastructure.

The following 'saved' policies of the UDP are also relevant:

- **Policy DC26 'Development and Noise'** identifies 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:
 - a. The effect of new development proposals which are likely to be generators of noise; and
 - b. The implications of new development being exposed to existing noise sources which are effectively outside planning control.

Further the policy notes that where the Council believe that an existing noise source might result in an adverse impact upon a proposed new development, or where 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 proposed to deal with it satisfactorily.

- **RC20 Area 13 Piccadilly Station/Trading Estate** asserts that the area is predominantly industrial in character with a range of employment of varying quality.

Furthermore the site is located within the Manchester Piccadilly Strategic Regeneration Framework Area ("SRF"). The 2018 edition of the SRF replaces the Manchester Piccadilly SRF which was prepared in 2014. The Piccadilly Trading Estate is identified as a major development and regeneration opportunity that will help contribute towards Piccadilly Central becoming a dense and mixed-use district. The long-term vision for the application site is for residential development of up to 12 storeys.

National Planning Policy

The revised National Planning Policy Framework (“NPPF”) was published by the Ministry of Housing, Communities & Local Government (“MHCLG”) in February 2019 and is a significant material consideration in planning decisions.

The economic objective of the NPPF is particularly significant in relation to this planning application. It aims to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

Policies of most relevance to the determination of the application are as follows:

- **Paragraph 11 Presumption in favour sustainable development-** Paragraph 11 of the NPPF states that plans, and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:
 - “c) approving development proposals that accord with an up-to-date development plan without delay; or*
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date [footnote 7], granting permission unless:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed [footnote 6]; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh”*
- **Section 6 Building a strong, competitive economy-** Section 6 of the NPPF states that 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 (paragraph 80). Furthermore, it states that planning policies and decisions should recognise and address the specific locational requirements of different sectors (paragraph 82).
- **Section 11 Making Effective Use of Land-**Section 11 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding the environment and ensuring safe and healthy living conditions. It also asserts that development should ‘*promote and support the development of under-utilised land and buildings*’.

Justification for the Proposed Development

Having introduced the applicant, the proposed development, site and surroundings, along with the relevant local and national planning policies, it is now important to present the justification for the proposals.

Principle of Development

The proposed container will be located within the yard adjacent to Units 17-18 Piccadilly Trading Estate – a property that is located within the heart of the city centre, which is priority in terms of attracting a range of economic uses. Furthermore, the installation of the outdoor container will enable Track Brewing to increase their brewing capacity, in turn facilitating further economic growth for the business.

The proposals therefore accord with the objectives of adopted Core Strategy Policies EC3 and CC1.

This position is also supported by Section 6 of the NPPF – in particular paragraph 80 which states that planning decisions should help create conditions in which businesses can invest, expand, and adapt, taking into account local business needs and wider opportunities for development.

With consideration to the long-term vision and goals for the Piccadilly Central Area as outlined by the Manchester Piccadilly SRF, Track Brewery have chosen a modular and mobile containerised system to give them the opportunity to transport it in the future in the event that they move their business or the Site is redeveloped.

Furthermore, housing the boiler externally will allow Track Brewery to maximise the internal storage of Units 17-18 and utilise the back yard which is currently vacant and unused. The photo of the yard in **Appendix 1** demonstrates that there is a large amount of unused space in the yard. Therefore, the proposed development aligns with Policy DM1 that encourages development proposals to consider the 'adequacy of internal accommodation', as well as Section 11 of the NPPF.

Given the mobile nature of the proposed development, the outdoor container can be considered an efficient aspect of development on site that fully accords with the wider vision and policies of Piccadilly Central.

Impact on Amenity

Noise Impact

With consideration to neighbouring residential amenity, a Noise Impact Assessment Report has been prepared by KP Acoustics, and is submitted with this Planning Application in line with the requirements of UDP Policy DC26.

The Noise Impact Assessment Report presents the methodology and results from the environmental survey – undertaken by KP Acoustics on 4 and 5 February 2021 – along with the noise mitigation strategies which will be implemented. The report demonstrates that noise emissions from the proposed plant units would not have an adverse impact on the nearest residential receivers. It also recommends that anti-vibration mounts should be installed to ensure that vibrations do not give rise to structure-borne noise.

In addition to this, and as outlined on page 2 of this letter, the boiler is not planned to be operated by Track Brewing at the weekend. In sum, the proposed development accords Core Strategy Policy DM1.

Visual Impact

The photos provided at **Appendix 1** show that the Piccadilly Trading Estate is predominantly industrial with a number of outdoor structures present, similar to the one proposed by way of this application. As a result it is anticipated that the proposed temporary structure will have limited visual impact.

Furthermore, in the Amato Food car park located just west of the Site, there are similar outdoor structures present, showing that the proposed development would not be deemed out of place in the current landscape. The photographs from the southern boundary also show that the structure will not be visible due to the metal railing and tree cover, demonstrating that the proposed development will have limited impact on the visual amenity of the surrounding area.

As such, the outdoor container is considered to accord with Core Strategy Policy DM1 and Saved UDP Policy DC26.

Safety

Information on the maintenance of the boiler is provided in the 'Unical Steam Boiler Data Manual', submitted to support this planning application. The instructions adhere to national regulations and standards and there is a checklist provided within the manual to ensure all the necessary steps are taken to ensure maintenance of the equipment.

Furthermore, the installation is being carried out by Gravity Brewing systems and Thermal Steam UK, both of whom are fully regulated and will be responsible for the maintenance of the equipment, after having over 20 years of experience of managing projects like the one proposed in this application. The boiler is made by Unical and has all the regulatory compliance certificates.

A Guidance on Safe Operation of Steam Boilers (ref: BG01-Edition-2-2019.pdf) has also been submitted with this application, which has been compiled by the Safety Assessment Federation and The Combustion Engineering Association and produced in consultation with the Health and Safety Executive. Furthermore, an Approved Code of Practice and guidance (ref: GSIUR 2018.pdf) also submitted with the application will be used as it gives practical advice on the Gas Safety (Installation and Use) Regulations (GSIUR).

Consequently, it is concluded that the proposals accord with CS Policy DM1 and UDP Policy DC26.

Summary and Conclusions

With regards to the above planning appraisal of the proposed development it is considered the principle of development would be acceptable and that there are no technical considerations which would restrict the proposed development.

The proposed development will enable Track Brewing to increase their brewing capacity to meet business demands and continue to encourage economic growth in the area – a local and national planning priority.

Supporting Plans and Documents

In addition to this extended covering letter, the planning application is supported by the following plans and documents:

- Planning Application Form, Certificates and fee¹;
- PDF Plans and drawings (prepared by Track Brewing Company Ltd);
 - Location Plan (File Name: GS14324-001G Yard Boundary); and,
 - Site Layout (Drawing Number: 001)
- Photographs of the Site (provided within **Appendix 1** of this covering letter);
- Noise Impact Assessment (prepared by KP Acoustics);
- Containerised Boiler Brochure (prepared by Unical Steam);
- Data Sheet 1: Containerised Boiler Specifications (prepared by Unical Steam);
- Data Sheet 2: Information Sheet Gas Burner (prepared by FBR);
- Unical Container Image (prepared by Unical Steam);
- Unical Boiler (prepared by Termal Steam Ltd);
- Unical Steam Boiler Data Manual (prepared by Unical Steam); and,
- Approved Code of Practice (prepared by HSE); and,
- Guidance on Safe Operation of Steam Boilers (prepared by The Combustion Engineering Association and the Safety Assessment Federation).

¹ The required fee of £234 (based on the size of the proposed temporary building) has been paid via the planning portal.

I trust the submitted information is sufficient, however should you have any questions, or require any further information, please do not hesitate to contact me by email or telephone (0161 485 5025).

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Euan Kellie', written over a horizontal line.

Euan Kellie FRICS FRTPI
Company Director
euan@euankellie.co.uk

Enc: Appendix 1: Site Photographs