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Planning Statement

Retrospective full planning application for a change of use from a vacant former door shop & DIY centre (formerly Use Class A1) to a *sui generis* mixed-use restaurant and drinking establishment, together with external alterations to the elevations, including the enclosure of door and window openings, resizing of window openings, installation of new windows and doors, the application of render, attachment of two air conditioning units, a kitchen extraction unit, and construction of fire escape on the rear elevation, and attachment of three satellite dishes on the Bartlett Street elevation, at 853 Ashton Old Road, Openshaw, Manchester, M11 2NL.

On behalf of Tinapa Restaurant & Bar Ltd, 853 Ashton Old Road,
Openshaw, Manchester, M11 2NL

16th October 2020

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1 INSTRUCTIONS, PLANNING HISTORY, BACKGROUND TO THE APPLICATION, AND STRUCTURE OF REPORT

Instructions

- 1.1 In July 2020, HollissVincent was instructed by Tinapa Restaurant & Bar Ltd to prepare a Planning Statement in support of its retrospective application for planning permission for:
- i) a change of use from a vacant former door shop & DIY centre (formerly Use Class A1) to a *sui generis* mixed-use restaurant and drinking establishment; together with
 - ii) external alterations to the elevations, including the enclosure of door and window openings, resizing of window openings, installation of new windows and doors, the application of render, attachment of two air conditioning units, a kitchen extraction unit, and construction of fire escape on the rear elevation, and attachment of three satellite dishes on the Bartlett Street elevation.
- 1.2 The agent for this application is planning consultant Mr Jason Dugdale, of Wiplow Ltd. Mr Dugdale has been responsible for collation of the other support material, which includes:
- a Crime Impact Statement, prepared by the Design for Security unit at Greater Manchester Police;
 - an Entertainment and Plant Noise Assessment, prepared by Hepworth Acoustics;
 - a description of the controlled waste management, in the form of certificates issued by Biffa Waste Services Ltd;
 - the Tinapa Restaurant & Bar's Smoking Policy and Dispersal Policy; and
 - technical details of the air-conditioning and kitchen ventilation systems.

Planning History

- 1.3 Throughout most of the twentieth century, the premises currently occupied by the Tinapa Restaurant & Bar were used as the Drovers Inn pub. The name of the establishment implies that there would have been residential rooms at first floor level to accommodate

overnight visitors to the Inn. A picture of the Drovers Inn in the 1960s (**Figure 1.1**) suggests that it was a thriving business, with a well-maintained fascia and well-maintained decorative features on the elevation to Ashton Old Road.

Figure 1.1: Picture of the Drovers Inn in the 1960s from the Pubs of Manchester: Past and Present Blog



- 1.4 However, by the 1970s (**Figure 1.2**), there appears to have been some deterioration to the front elevation, and the pub eventually closed in the late 1990s or early 2000s. Indeed, the Pubs of Manchester: Past and Present blog suggests that the Drovers Inn was auctioned off in 2003.
- 1.5 Since 1986, the City Council's website records just three planning application approvals for the site at 853 Ashton Old Road, and the first of these merely related to an illuminated sign (ref: 26510). Thus, the two substantive approvals are:
- 1) **Approval of 1st February 1995 (under ref: 046309/FO/NORTH2/94) for conversion and alterations to pub to form two hostels:** Condition 4 of the Decision Notice states that *'The premises shown on the approved plan shall not be used to accommodate*

more than 20 persons at any one time (10 per hostel)'. Unfortunately, the City Council's website only has the Decision Notice. There are no approved plans or anything else on the website. However, the [Google Street View timeline](#) and the existing floor plans for the second approval (discussed below) suggest that the permission for the two hostels was never implemented. If this is correct, this hostel permission will have lapsed.

- 2) **Approval of 18th January 2008 (under ref: 084670/FO/2007/N2) in respect of a 'Change of use from public house (Class A4) to mixed-use restaurant, function room and takeaway (sui generis)'**: The existing floor plans for this application seem to reflect the use of the premises by the former Drovers Inn, with a basement (presumably for storage of beer), the pub itself on the ground floor and some residential accommodation at first floor level. The residential accommodation may have been used by the pub landlord, or it may have been let out, historically at least, given that the name of the pub was the Drovers' Inn.

Figure 1.2: Picture of the Drovers Inn in the 1970s from the Pubs of Manchester: Past and Present Blog



- 1.6 The proposed floor plans for the 2008 permission show: kitchen and storage uses in the basement; a restaurant, kitchen and take-away on the ground floor; and two prayer rooms and a function room at first floor level. The function room would seem to be completely cleared, with no internal sub-division.
- 1.7 The Application Form for the 2008 permission describes the proposal as being '*Convert existing pub into restaurant and take-away and function room*', which is reflected in almost identical wording in the Decision Notice. Moreover, it is perhaps noteworthy that the Design & Access Statement for this permission makes no reference to a hostel and describes the proposal as being '*...change of use from a derelict, disused public house to a restaurant and take-away*', and that the first floor will provide for a prayer room, for employees and members of the public, and a function hall capable of providing space and accommodation for private parties.
- 1.8 The existing floor plan at first floor level does not show any dormitory or communal accommodation, which further reinforces our conclusion that the 1995 permission for two hostels was never implemented.
- 1.9 Likewise, the Google Street View timeline link referred to above suggests that the 2008 permission was never implemented. Indeed, the premises in April 2011 were occupied by a business called The Door Shop & DIY Centre (Use Class A1, as illustrated in **Figure 1.3**). At this time, the provisions of the *Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2005* (SI 2005 No. 85) allowed for a change of use from Class A4 (drinking establishment) to Class A1 (shops) without planning permission. Indeed, at our virtual meeting with Officers of the City Council, held on 2nd July 2020, we were informed that Officers were of the opinion that Class A1 was probably the last lawful use of the premises, rather than as a pub, but this could not be verified.

Figure 1.3: Google Street View, as at April 2011, showing occupation of the premises by the Door Shop & DIY Centre



- 1.10 By August 2012, the premises became occupied by the Apostles' Continuation Church International (as illustrated in **Figure 1.4**). However, the use of the premises as a place of worship was without planning permission, therefore leading to a retrospective application (under ref: 107471/FO/2014/N2) for use of the property as a place of worship (Class D1). This application was refused on 16th January 2015. However, it was not necessary for the City Council to issue an Enforcement Notice requiring the reinstatement of the shop/public house use, because the unauthorised use as a place of worship ceased voluntarily, following the refusal of the retrospective planning application.

Figure 1.4: Google Street View, as at August 2012, showing occupation of the premises by the Apostles' Continuation Church International



- 1.11 The City Council's Officers advised, therefore, that the current use of the premises as a restaurant and bar is unauthorised and requires a retrospective planning application, which would also need to cover the unauthorised works to the exterior of the building. Following the meeting on 2nd July 2020, Officers confirmed (email of 14th July 2020) that the retrospective application would not need to address the sequential test, on the ground that the retrospective application is for a change from one '*main town centre use*' (a pub or retail) to another '*main town centre use*' (a restaurant/bar).

Background to the Application

- 1.12 We can confirm that our client, the Tinapa Restaurant & Bar Ltd, acquired the premises in May 2017, having signed a 20 year lease. The Google Street View images for 2016 (**Figures 1.5, 1.6 and 1.7**) reveal that, at the time of the acquisition by our client, the premises were in a derelict state, with many of the windows and doors bricked up, and with some of the windows being broken and offering no protection from the elements.

Figure 1.5: Google Street View, as at August 2016, showing the derelict state of the Ashton Old Road elevation of the application premises

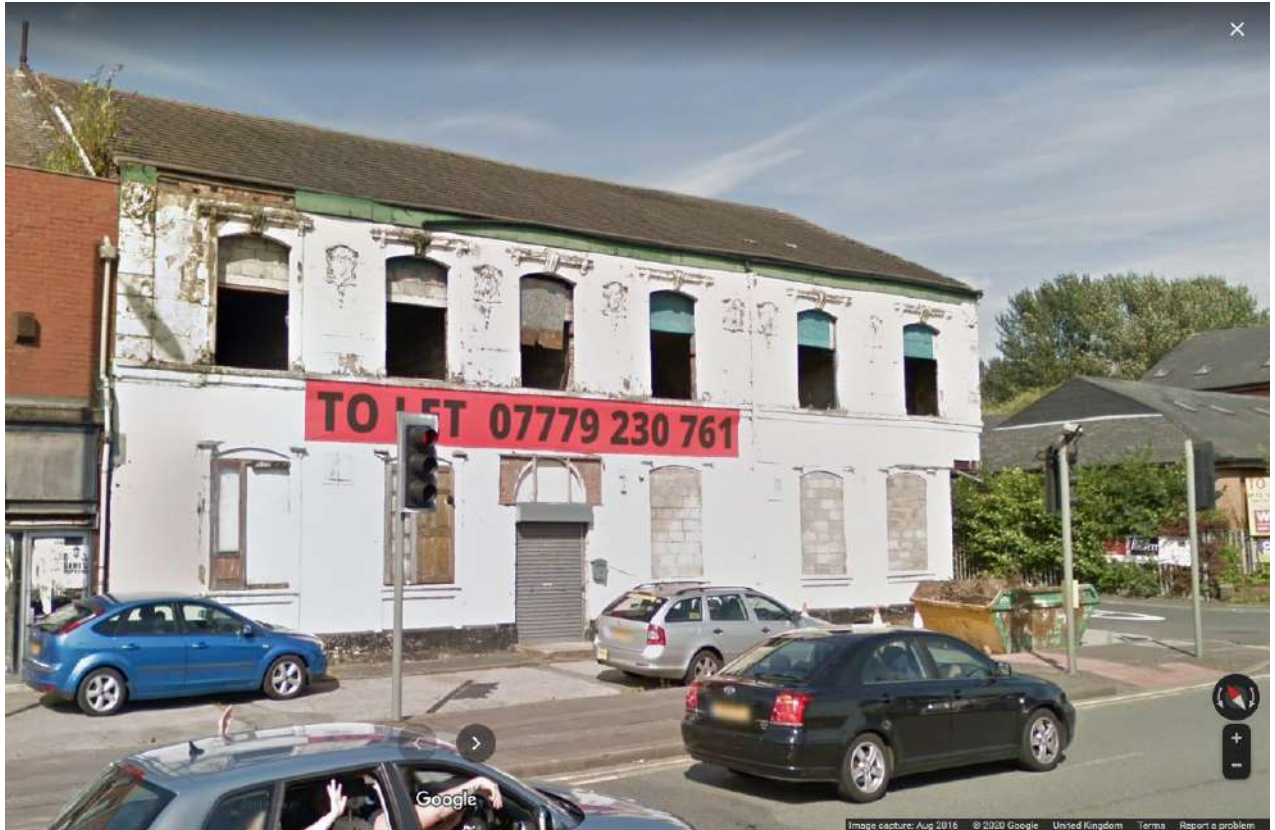


Figure 1.6: Google Street View, as at April 2016 showing the derelict Bartlett Street elevation of the application premises



Figure 1.7: Google Street View, as at April 2016, showing the derelict state of the rear elevation of the application premises.



- 1.13 Thus, our client began the refurbishment process between May 2017 and September 2017, and the Tinapa Restaurant & Bar opened for business on 15th October 2017, following very substantial investment internally and externally. Unfortunately, however, our client's previous architect advised that planning permission was not required, which was clearly not correct.
- 1.14 The need to regularise the planning position became clear following our client's submission of an application in May 2020 which sought to retain the ground floor as a restaurant/bar and secure a hotel use on the first floor and into the roof. This application (ref: 124899/FO/2019) was withdrawn in June 2020, following negative comments from Officers in relation to the hotel use.
- 1.15 Thus, the current application is a retrospective application for:
 - i) a change of use from a vacant former door shop & DIY centre (Use Class A1) to a *sui generis* mixed-use restaurant and drinking establishment; together with

- ii) external alterations to the elevations, including the enclosure of door and window openings, resizing of window openings, installation of new windows and doors, the application of render, attachment of two air conditioning units, a kitchen extraction unit, and construction of fire escape on the rear elevation, and attachment of three satellite dishes to the Bartlett Street elevation.

1.16 The application is therefore accompanied by the following four plans:

- i) The red line Site Location Plan, at 1:1250 scale (pharchitecture Drawing No. 020-TR-004).
- ii) The Existing and Proposed Site Plans, at 1:200 scale (pharchitecture Drawing No. 020-TR-003), with the Proposed Site Plan showing five car parking spaces for staff in the rear yard, secure cycle storage in the rear yard, the location of bins in the rear yard, the bin collection point on Bartlett Street, and lockable gates to the rear yard.
- iii) The Floor Layout Plans (Basement, Ground and First Floor) and the Rear, Front and Side Elevations, as they existed in October 2016, following the survey by ICE Architecture (ref: ICE/Ashton-O-R/02). These plans basically show the layout of the former Drovers Inn (as modified by subsequent occupiers) and the dilapidated state of the elevations, with many bricked up windows and doors, as they existed just before our client secured the 20 year lease on the premises in May 2017.
- iv) The Proposed Basement, Ground and First Floor Layout Plans and the Proposed Front, Side and Rear Elevations, all at 1:100 scale (pharchitecture Drawing No. 020-TR-002). These plans basically show the actual present-day use of the premises by the Tinapa Restaurant & Bar (with chilled storage in part of the basement; the restaurant, bar and kitchen on the ground floor; and with sub-divisions for residential accommodation on the first floor, which basically reflect the use of these upper floors by the former Drovers Inn). The proposed elevation plans are, in reality, the actual elevations, as they exist today, including the attachment of two air-conditioning units, the kitchen extraction unit, three satellite dishes and a rear fire escape, together with all the alterations to windows and doors.

- 1.17 Thus, the proposed elevations reflect the actual appearance of the premises today, following the opening of the Tinapa Restaurant & Bar in October 2017, as shown in **Figures 1.8, 1.19 and 1.10.**

Figure 1.8: Google Street View, as at July 2019, showing Ashton Old Road Front Elevation



Figure 1.9: Google Street View, as at July 2019, showing Bartlett Street Elevation



Figure 1.10: Google Street View, as at July 2019, showing Rear Elevation and Rear Yard/Gates



Structure of Remainder of Planning Statement

1.18 With this introduction in mind, the remainder of this Planning Statement is structured as follows:

- **Section 2** provides a description of the location of the application site in relation to transport and other services, and describes the nature of the existing restaurant and bar operation;
- **Section 3** assesses the application proposal in relation to the provisions of the revised National Planning Policy Framework of February 2019 (the revised NPPF);
- **Section 4** assesses the application against the relevant policies in the development plan, which comprises the Core Strategy Development Plan Document and the saved policies of the Unitary Development Plan; and
- **Section 5** sets out our overall conclusions and recommendation.

2 LOCATION OF THE APPLICATION SITE AND NATURE OF THE EXISTING OPERATION

Location of the Application Site

- 2.1 The application site is located on the northern side of Ashton Old Road (the A635) in the Openshaw area of East Manchester. The site is located outside the Regional Centre boundary shown in Figure 8.1 of the Core Strategy Development Plan Document. The Regional Centre is to be the primary focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality city living. The application site is also located outside the hierarchy of District and Local Centres defined in Policy C1 of the Core Strategy, with these centres providing key retail and other services to meet day-to-day needs.
- 2.2 Nevertheless, the premises that are subject to the retrospective application for a change of use to a restaurant and bar facility have been used for decades as a public house, with residential accommodation above for the landlord and visitors to the Drovers Inn. Moreover, the premises are located on an important radial road that links Ashton-under-Lyne with the City Centre, and the premises are very well-served by frequent bus services in both directions, with the nearest bus stops being located at Welcomb Street and Greenside Street. There is also a taxi service provided by Cresta Cars, two doors down from the restaurant, with Tinapa customers merely need to press a bell within the restaurant to hail a taxi.
- 2.3 The premises are clearly easily accessible by car, being located on a radial road, with plenty of on-street and off-street parking within the nearby vicinity. Moreover, our client has an informal arrangement with a nearby neighbour at 839 Ashton Old Road, whereby the parking associated with the neighbour's business (25 spaces) is available after 4pm for Tinapa customers.
- 2.4 Overall, there is a mix of land uses in this part of Openshaw, including the Cuthbert Business Centre to the immediate east of the restaurant, education facilities (St Barnabas

Primary Academy, The Manchester College and Higher Openshaw Community School); manufacturing activity (Greggs Manchester Bakery); the New Smithfield Wholesale Market; residential uses to the north-east of the application site along Craydon Street, Vincent Street and Greenside Street; retail warehouse uses (Booker Wholesale Cash & Carry); and the Greater Manchester Police premises at Clayton Brook.

- 2.5 Ashton Old Road, and this part of East Manchester generally, is a popular location for restaurants with a range of cuisines including the Tinapa Restaurant & Bar (Afro-Caribbean), Real Taste (Chinese), Sabor's Grill (Portuguese), Rose African Kitchen (African), Caribbean Cookout (Caribbean), Osho's Grill (African), Four Seasons Inn (Chinese), Aroi Dee Thai Manchester (Thai), and Kacoli (Indian).

Nature of the Existing Operation

- 2.6 The Tinapa Restaurant & Bar has been operating successfully since October 2017. Prior to the Covid crisis, the restaurant was open on a daily basis from 4.30 in the afternoon to 11.00pm in the evening, on Sunday to Thursday, but with extended opening on Friday and Saturday until 2am. Indeed, the Crime Impact Statement prepared by the Design for Security unit at Greater Manchester Police notes that the premises are licensed from 9am to midnight from Sunday to Thursday, and from 9am to 3am on Friday and Saturday.
- 2.7 The Crime Impact Statement also states that: *'The development offers an attraction to the neighbourhood, one that offers food and is modest in size, and is welcomed. Colleagues in the Licensing Unit have no issues with the development'*. Indeed, the overall conclusion of the Crime Impact Statement is that *'There are no significant issues to address from a crime prevention perspective but, to improve the overall security of the premises, a number of recommendations are included'*, the main ones being:
- improved locks to the doors/replacement with those having a suitable security rating;
 - fitting of security grills to vulnerable windows;
 - access controls to prevent entry to staff only areas;

- continued use of CCTV cameras to monitor activity on Ashton Old Road and in the rear yard; and
- the employment of door staff on busier and weekend evenings.

- 2.8 The Tinapa Restaurant & Bar's Smoking Policy and its Dispersal Policy are reproduced in **Appendix 1** to this Planning Statement. The aims of the Smoking Policy are to minimise the impact of smokers on other premises within the locality, to encourage customers smoking outside the premises to behave in a responsible manner and to ensure that non-smokers are affected as little as possible. Thus smoking is only allowed in a designated area on Ashton Old Road, which is provided with litter bins and monitored by the door staff, with smokers who misbehave being asked to leave. The premises themselves are a strictly no-smoking environment.
- 2.9 So far as the Dispersal Policy is concerned, the aim is to achieve the quiet and efficient movement of customers away from the premises when leaving, and prevent customers congregating outside the premises, or making a disturbance when boarding taxis. Moreover, the restaurant operator has a strict "no drunk" policy and any person who is drunk, or appears to be drunk, is refused service and offered a taxi home. There is also a 30 minute drinking up time to allow for the gradual dispersal of customers at the end of the evening. Staff also direct customers to leave the area using Ashton Old Road and to avoid, in particular, Bartlett Street and Greenside Street.
- 2.10 The Crime Impact Statement referred to in paragraph 2.7 above has confirmed that the Licensing Unit '*...has no issues with the development*'. Indeed, having traded for three years, including late-night openings on Friday and Saturday, there have been no complaints relating to noise issues. This reflects the fact that the nearest residential properties are to the north of South Street, along Bartlett Street, Vincent Street and Greenside Street, with these properties protected from noise by virtue of distance from the restaurant and the mature trees on the open area of green land between the restaurant and South Street. Moreover, the Dispersal Policy referred to in paragraph 2.9 above requires that door staff direct customers to leave the area using Ashton Old Road and to avoid Bartlett Street and Greenside Street.

- 2.11 Nor have there been any complaints relating to odours, which reflects the fact that the kitchen ventilation system installed by German company Ruck Ventilatoren is of the highest smart technology specification (see the data sheets in **Appendix 2**).
- 2.12 Moreover, customers of the restaurant are protected from air pollution associated with Ashton Old Road through utilisation of Mitsubishi Electric's sophisticated smart technology air-conditioning system (see specification in **Appendix 3**).
- 2.13 Finally, we should mention that our client has entered into a contract with Biffa Services that will secure the safe and controlled removal and recycling of waste. Thus, there are three separate contracts with Biffa (see **Appendix 4**), so as to provide for separate wheelie bins for the following categories of waste:
- i) Standard Glass Mixed – four containers on site, each with a capacity of 240 litres;
 - ii) Standard Non-Hazardous General Waste – one container of 1,100 litres; and
 - iii) Standard Mixed Recycling and Dry Mixed Recycling – one container of 1,100 litres.
- 2.14 Cooking oil waste is collected and stored separately.

Conclusion

- 2.15 The Tinapa Restaurant & Bar has operated from as a highly popular social facility over the past three years and has proved to be a highly responsible neighbour. Indeed, it is noteworthy that the Design for Security unit of Greater Manchester Police has emphasised the importance of the Tinapa Restaurant & Bar as an attraction to the neighbourhood, which is '*welcomed*', and for which: '*Colleagues in the Licensing Unit have no issues...*' Indeed, for the reasons outlined above, the restaurant and bar use is in a highly sustainable location for the hospitality industry, being well-served by public transport and taxis, and offering protection to customers and neighbours through highly-sophisticated odour extraction and air-conditioning systems. Moreover, the operators' management with respect to smoking policy, dispersal and litter control have ensured no complaints from neighbours. Indeed, the nearest residential properties are to the north of South Street and well-protected by virtue of distance and mature trees on the green area of land between the restaurant and South Street.

3 THE REVISED NATIONAL PLANNING POLICY FRAMEWORK

Introduction (Section 1 of the NPPF)

- 3.1 The revised National Planning Policy Framework (the revised NPPF) was published in February 2019; it sets out the Government's planning policies for England and how these should be applied. Paragraphs 2, 12 and 47 of the revised NPPF continue to emphasise that planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Paragraph 2 also confirms that the revised NPPF is a material consideration in planning decisions.

Sustainable Development (Section 2 of the NPPF)

- 3.2 Paragraph 7 of the revised NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 then states that: *'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, so that opportunities can be taken to secure net gains across each of the different objectives'*. Thus, the three overarching objectives are:

- an **economic** objective, to help build a strong, responsive and competitive economy;
- a **social** objective to support strong, vibrant and healthy communities; and
- an **environmental** objective to contribute to protecting and enhancing our natural built and historic environment.

The Presumption in Favour of Sustainable Development

- 3.3 Paragraph 10 of the revised NPPF confirms that *'...at the heart of the Framework is a presumption in favour of sustainable development'*. Paragraph 11 states that:

*'For **decision-taking** this means:*

- *approving development proposals that accord with an up-to-date development plan without delay; or*
- *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, 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; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'*

3.4 The development plan in Manchester is very dated; it comprises:

- i) The Core Strategy Development Plan Document, which was adopted on 11th July 2012, but with much of its preparation pre-dating the publication of the original National Planning Policy Framework in March 2012. Indeed, the City Council's website explains that work on the Core Strategy began in 2005 and that it was not submitted to the Secretary of State for approval until July 2011 (about the same time that the NPPF Consultation Draft was published). Thus, Policy C9, which is one of the important policies for development of town centre uses in locations outside the hierarchy of centres identified in Policy C1, is so out-of-date that its explanatory wording refers to the factors set out in Policy EC16.1 of PPS4, which was published in 2009.
- ii) The saved policies of The Unitary Development Plan for the City of Manchester (the UDP), which was originally adopted by the City Council some 25 years ago, on 21st July 1995, with the saved policies identified at the same time as the adoption of the Core Strategy on 11th July 2012.

- 3.5 Thus, given the very dated nature of the development plan and lack of progress with its replacement, it is absolutely clear that this retrospective application proposal benefits from the presumption in favour of sustainable development and should be approved, unless *‘any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole’*. In other words, this retrospective application benefits from the so-called *‘tilted balance’*.

Decision-Making (Section 4 of the NPPF)

- 3.6 There are three points to draw out from Section 4 of the revised NPPF. First, we emphasise the provisions of Paragraph 38, which states that:
- ‘Local Planning Authorities should approach decisions on proposed development in a positive and creative way... and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision takers at every level should seek to approve applications for sustainable development where possible’.*
- 3.7 Second, we acknowledge the importance that the Framework places on pre-application engagement. In this respect, we confirm that representatives of the Tinapa Restaurant & Bar participated in a virtual conference with Officers of the City Council held on 2nd July 2020. At this meeting, Officers emphasised the need for a retrospective application to regularise the planning position with respect to the change of use from a vacant former A1 unit to a restaurant and bar, and with respect to the changes made to the external elevations and attachments thereto. Confirmation that the sequential test cannot be applied to a change from one main town centre use (shop/pub) to another main town centre use (restaurant and bar), with no change in floorspace, was confirmed by the City Council’s email to us of 14th July 2020.
- 3.8 Third, we emphasise, again, the provisions of Paragraph 47 of the revised NPPF which require that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Thus, in Section 4

of this Planning Statement, we seek to demonstrate compliance with the development plan, albeit that we are critical of its dated nature.

Building a Strong, Competitive Economy (Section 6 of the NPPF)

3.9 Paragraph 80 of the revised NPPF emphasises 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.’

3.10 Paragraph 82 goes on to state that: *‘Planning policies and decisions should recognise and address the specific locational requirements of different sectors.’*

Ensuring the Vitality of Town Centres (Section 7 of the NPPF)

3.11 Section 7 of the revised NPPF sets out the Government’s planning policies for ensuring the vitality of ‘Town Centres’, which the Annex 2 Glossary defines as comprising city centres, town centres, district centres and local centres. However, the term ‘Town Centre’ specifically excludes *‘...small parades of shops of purely neighbourhood significance’*.

Paragraph 85 states that: *‘Planning policies and decisions should support the role that Town Centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation’*. In Section 4 of this Planning Statement, we acknowledge that the application site is located outside the hierarchy of centres identified in Policy C1 of the Core Strategy, but it is clear, from experience over the past three years, that the Tinapa Restaurant & Bar has had no adverse impact at all on the vitality and viability of the nearest District Centres at Openshaw and Eastlands. Nor has there been any adverse impact on either of the two Local Centres in East Manchester.

3.12 Paragraphs 86 and 87 of the revised NPPF then set out the sequential test that applies to planning applications for main town centre uses which are neither in an existing centre, nor in accordance with an up-to-date Plan. Paragraph 86 states that *‘Main town centre uses should be located in town centres, then in edge-of-centre locations, and only if suitable sites are not available (or expected to become available in a reasonable period)*

should out-of-centre sites be considered'. However, as referred to in Paragraph 3.7 above, the City Council's Officers have confirmed that it does not make sense for a sequential test to be applied to this retrospective application, given that it is for a change from one former main town centre use (pub or shop) to a new main town centre use (restaurant/bar), and with no change in floorspace involved.

3.13 Paragraph 89 of the revised NPPF then sets out the impact tests for applications for retail and leisure development that are located outside Town Centres and which are not in accordance with an up-to-date Local Plan. Paragraph 89 requires applications for such development, which are over 2,500 sq.m gross (or over a locally set threshold), to include an assessment of:

- a) *'the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and*
- b) *'the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider retail catchment.'*

3.14 However, the impact tests do not apply to the retrospective application submitted by our client, because:

- i) it does not represent a change of use for retail or leisure purposes; and because
- ii) the floorspace devoted to bar and restaurant uses on the ground floor is just 236 sq.m GIA, and with only part of the basement being used for refrigerated storage, so that the total floorspace being used for restaurant/bar storage purposes is less than 300 sq.m GIA, and well below the 2,500 sq.m national default threshold for impact assessment.

3.15 Thus, none of the NPPF's sequential or impact tests apply to this retrospective application proposal.

Promoting Healthy and Safe Communities (Section 8 of the NPPF)

3.16 Paragraph 91 of the revised NPPF states that planning policies and decisions should promote social interaction and Paragraph 92(a) requires planning policies and decisions

to plan proactively for the provision and use of community facilities, such as local shops, cultural buildings, public houses and other local services, so as to enhance the sustainability of communities and residential environments.

Promoting Sustainable Transport (Section 9 of the NPPF)

- 3.17 Paragraph 108 of the revised NPPF seeks to ensure that appropriate opportunities are taken to promote sustainable transport modes and safe and suitable access for all users. Paragraph 108 also requires that any significant impacts (our emphasis) on the transport network/highways safety can be mitigated to an acceptable degree. However, Paragraph 109 goes on to state that: *‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe’* (our emphasis). It is clear from the Crime Impact Assessment, however, that Greater Manchester Police have no concerns with respect to highways safety/highways impact issues.
- 3.18 Paragraph 110 of the revised NPPF goes on to emphasise that applications for development should:
- give priority to pedestrian and cycle movements and facilitate access to high-quality public transport;
 - address the needs of people with disabilities/reduced mobility in relation to all modes of transport;
 - create places that are safe, secure and attractive and avoid conflicts between pedestrians, cyclists and vehicles;
 - allow for the efficient delivery of goods and access by service and emergency vehicles; and
 - be designed to enable charging of plug-in and other ultra-low emission vehicles.

Making Effective Use of Land (Section 11 of the NPPF)

- 3.19 Paragraph 117 of the revised NPPF requires policies and decisions to promote the effective use of land in meeting the need for homes and other uses. Moreover, Paragraph

118 of the revised NPPF specifically states that planning policies and decisions should *'...promote and support the development of under-utilised land and buildings...'* This is important because the application premises acquired by our client in May 2017 had been vacant for some time and were in a derelict and deteriorating condition, with the last lawful use, as a door shop/DIY centre, occurring in 2011.

Conclusions in Relation to National Policy

- 3.20 This retrospective application proposal benefits from the presumption in favour of sustainable development because the relevant policies in the development plan are out-of-date. Thus, the application proposal benefits from the *'tilted balance'* and should be granted permission, unless *'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'*
- 3.21 Moreover, in Section 4 of this Planning Statement, we demonstrate that the retrospective application is in broad accord with the development plan, considered as a whole (the *Rochdale* test), so that Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires a permission, unless material consideration indicate otherwise.
- 3.22 Furthermore, this retrospective application will regularise the planning position for the Tinapa Restaurant & Bar, which has resulted in significant benefits for the local economy and for social and environmental wellbeing of this part of East Manchester, in line with the overall sustainable development objective of the NPPF. Thus, the Tinapa Restaurant & Bar has resulted in:
- i) substantial investment in a derelict and vacant building, which has barely been utilised since the closure of the Drovers Inn in the late 1990s/early 2000s;
 - ii) the creation of nine local jobs for staff in the restaurant/bar;
 - iii) improvements to the environmental appearance of this part of Ashton Old Road;
 - iv) the provision of a social focus for the local community, and particularly for the Afro-Caribbean community;

- v) improved use of sustainable transport (buses and taxis);
- vi) improvements to the security of the local area, with the introduction of CCTV and door staff; and (in the words of the Crime Impact Statement)
- vii) the provision of an attraction to the neighbourhood that is welcomed, whilst resulting in no significant issues from a crime prevention perspective.

4 THE DEVELOPMENT PLAN

Introduction

- 4.1 Section 70(2) of the Town and Country Planning Act 1990 provides that in dealing with an application for planning permission, the authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.

- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that:

'If regard is to be had to the Development Plan for the purpose of any determination to be made under the planning acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

- 4.3 The first test, and the statutory starting point, is whether the application is *'in accordance with the plan'*, which is a phrase that has been the subject of debate in the High Court in the context of Section 54A of the Town and Country Planning Act 1990. In his Judgment of 31 July 2000 (R v Rochdale Metropolitan Borough Council ex parte Milne), Mr Justice Sullivan (as he then was) concluded as follows:

'...I regard as untenable the proposition that if there is a breach of any one Policy in a development plan a proposed development cannot be said to be "in accordance with the plan" ...'

'For the purposes of Section 54A, it is enough that the proposal accords with the development plan considered as a whole. It does not have to accord with each and every policy therein.'

- 4.4 This Rochdale Judgment is applicable to the interpretation of Section 38 (6) of the 2004 Act and the City Council must reach a decision, therefore, as to whether the application is in accordance with the development plan, when it is considered as a whole.

The Development Plan in East Manchester

- 4.5 The relevant components of the development plan for this retrospective application in East Manchester are:
- i) The Core Strategy Development Plan Document, adopted on 11th July 2012, but with much of its preparation pre-dating the publication of the original National Planning Policy Framework in March 2012, so that some of the policies relevant to this retrospective application are out-of-date, particularly in relation to out-of-centre development for main town centre uses.
 - ii) The saved policies of The Unitary Development Plan for the City of Manchester (the UDP), which was originally adopted by the City Council some 25 years ago, on 21st July 1995, with the saved policies identified at the same time as the adoption of the Core Strategy on 11th July 2012.

The Core Strategy Development Plan Document

- 4.6 The first of the policies in the Core Strategy that we draw attention to is **Policy SP1**, which sets the key spatial principles to guide the strategic development of Manchester, together with some generalised '*Core Development Principles*'. Thus, the first of the key spatial principles is that the Regional Centre is to be the focus for economic and commercial development and for high-quality city living. However, the application site is outside the Regional Centre, so that it is the third of the spatial principles that is more relevant, in stating that, beyond the Regional Centre and Manchester Airport, the emphasis is to be on the creation of '*neighbourhoods of choice*', with the majority of new residential development being located in the Inner Areas defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.
- 4.7 It is clear, however, that a small-scale retrospective application for a change of use from a vacant shop/pub to a restaurant on a radial road in Openshaw will have no impact whatsoever on the overall spatial strategy. What is clear, however, is that locating such a facility on a radial corridor, with good access to sustainable public transport, will assist the last of the Core Development Principles set out in the second part of Core Strategy

Policy SP1. The restaurant has also assisted in improving the environment and the safety in the immediate vicinity of the application site and is a facility enjoyed by all members of the community, regardless of age, gender, disability, sexuality, religion, ethnicity and so on, all of which are factors incorporated in the Core Development Principles set out in Policy SP1.

- 4.8 The next Core Strategy policy of relevance is **Policy EC5**, which relates to East Manchester. The first part of Policy EC5 focusses on the provision of employment land at Central Park, Eastlands and on the City Centre Fringe, and is not relevant to the application proposal. The second part of the policy emphasises the opportunities for small-scale, mixed-use local employment opportunities in the four District Centres, the nearest of which to the application site are Eastlands and Openshaw. However, it is the final part of the policy to which we draw attention, which seeks to promote development that takes advantage of key transport infrastructure, including arterial roads, such as Ashton Old Road, which have well-developed bus routes. Thus, the retrospective application proposal is fully consistent with this strategic policy.
- 4.9 The next Core Strategy policy that we draw attention to is **Policy C1**, which defines the hierarchy of centres across the City and identifies Eastlands and Openshaw as the nearest District Centres to the application site, and Ashton New Road/Manchester Road as the nearest Local Centre to the application site. Thus, the application site itself is outside of the network of centres identified in Policy C1.
- 4.10 Thus, the next Core Strategy policy of relevance is **Policy C9**, which relates to the development of town centre uses in locations which are outside a centre identified in Policy C1. Policy C9 states that the development of town centre uses outside the hierarchy of centres will be inappropriate unless it can meet three criteria, as follows:
- i) *'There are no sequentially preferable sites... within the area the development is intended to serve that are available, suitable and viable'* (our emphasis);
 - ii) *'The proposal would not have unacceptable impacts... on the vitality and viability of the City Centre and designated district and local centres...'*

iii) *'The proposal is appropriate in terms of its scale and function to its location.'*

- 4.11 However, Policy C9 is not fully consistent with the NPPF, in that the latter's impact tests relate only to retail and leisure development (and not to restaurants/bars) and only to development that is over 2,500 sq.m, or any alternative locally-set threshold. Moreover, Officers have already accepted, in pre-application discussions, that there is no sense in seeking to apply the sequential test to this retrospective application proposal, because it merely seeks to regularise one main town centre use (restaurant/bar) in place of another former main town centre use (shop/pub), and with no gain in floorspace. Indeed, Policy C9 is so out-of-date that Paragraph 10.56 of its written explanation continues to refer to Policy EC16.1 of PPS4. We do note, however, that the out-of-date explanation to the policy accepts that proposals of less than 650 sq.m gross *'...will generally be of local significance only'*.
- 4.12 Moreover, we consider that the final part of Policy C9 is relevant, in that the retrospective application secures the improvement of the environment of an existing out-of-centre facility and its relationship with the surrounding area, so that this part of the policy provides further support for the application.
- 4.13 The next policy of relevance is **Policy C10**, which relates to the leisure and evening economy. This policy recognises that new development that supports the evening economy and contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted, subject to the following considerations:
- i) avoidance of over-concentration of bars and hot food takeaways;
 - ii) avoidance of impact on residential amenity in terms of noise, traffic and disturbance; and
 - iii) avoidance of adverse impact on primary shopping areas.
- 4.14 We have already described, in Section 2 of this Planning Statement, how the existing Tinapa Restaurant & Bar operates and confirmed the operator's policies and practices which have prevented any adverse impacts on amenity in terms of noise, traffic,

disturbance, odours/smells and so on. Thus, experience over the last three years of its operation has demonstrated that the Tinapa Restaurant & Bar is fully consistent with the objectives of Core Strategy Policy C10.

4.15 Finally, we have already demonstrated, earlier in this Planning Statement, why the Tinapa Restaurant & Bar is fully consistent with the development management principles set out in Core Strategy **Policy DM1**. Thus, the retrospective application for the existing use of the premises as a restaurant and bar:

- is entirely appropriate in terms of siting, layout, scale, form, and massing;
- is entirely consistent with the character of the surrounding area;
- avoids any adverse effect on amenity in terms of privacy, light, noise, vibration, air quality, odours, litter, road safety, traffic generation and so on;
- is fully accessible for disabled people;
- is consistent with crime prevention policies;
- provides a healthy food offer;
- is served by more than adequate refuse storage and collection facilities;
- is safe and secure;
- offers training and employment opportunities; and
- is accessible by a variety of means of sustainable transport.

The Saved Policies of the Unitary Development Plan

4.16 The saved policies of the Unitary Development Plan are very dated, having been adopted a quarter of a century ago, in 1995. We should record, however, that **Policy DC10.1**, which relates to food and drink uses, seeks to ensure that the location of the proposed development is appropriate, that the amenity of neighbouring residents is protected, that the premises are accessible for all, and that there are appropriate storage and collection facilities for refuse and litter. All these policies are complied with by the existing restaurant. Moreover, there is no need for on-site car parking for customers, because

there is plenty of on-street and off-street parking available in the vicinity of the restaurant and because our client has an informal arrangement with a nearby neighbour to utilise 25 car parking spaces after 4pm each day, when the neighbouring business ceases to trade.

- 4.17 We also note that **Policy DC10.4** suggests that conditions may be imposed in order to protect the amenity of nearby residents, and that such conditions may relate to limitations on hours of opening and the need to deal satisfactorily with noise, fumes, smells, storage of refuse and collection of litter. Our client will consider such conditions, providing that they meet each of the tests set out in Paragraph 55 of the revised NPPF.
- 4.18 Finally, we should record that the UDP's policies for the East Manchester sub-area are not relevant, because the application site is outside the areas to which these policies relate, i.e. outside Central Park (EM5), outside Ancoats (EM6), outside Sport City (EM11) and outside the Ardwick Yards and Kay Street (EM17).

Conclusion in Relation to the Development Plan

- 4.19 Although the relevant policies in both elements of the development plan are somewhat dated and not fully consistent with the national policy provisions set out in the revised NPPF, we consider nevertheless that our client's retrospective application for a change of use from vacant shop/pub to a restaurant/bar is broadly consistent with all of the relevant policies in the Core Strategy and with those saved policies in the UDP. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 therefore requires permission, unless material considerations indicate otherwise. In our planning judgement, there are no such considerations, and the planning balance weighs heavily in favour of permission because of the economic, social and environmental benefits that we have identified in this Planning Statement.

5 CONCLUSIONS AND RECOMMENDATION

The Nature of the Existing Operation

- 5.1 The Tinapa Restaurant & Bar has operated from as a highly popular social facility over the past three years and has proved to be a highly responsible neighbour. Indeed, it is noteworthy that the Design for Security unit of Greater Manchester Police has emphasised the importance of the Tinapa Restaurant & Bar as an attraction to the neighbourhood, which is *'welcomed'*, and for which: *'Colleagues in the Licensing Unit have no issues...'* Indeed, the restaurant and bar use is in a highly sustainable location for the hospitality industry, being well-served by public transport and taxis, and offering protection to customers and neighbours through highly-sophisticated odour extraction and air-conditioning systems. Moreover, the operators' management with respect to smoking policy, dispersal and litter control have ensured no complaints from neighbours. Indeed, the nearest residential properties are to the north of South Street and well-protected by virtue of distance and mature trees on the green area of land between the restaurant and South Street.

Conclusions in Relation to National Policy

- 5.2 This retrospective application proposal benefits from the presumption in favour of sustainable development because the relevant policies in the development plan are out-of-date. Thus, the application proposal benefits from the *'tilted balance'* and should be granted permission, unless *'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'*
- 5.3 Moreover, in Section 4 of this Planning Statement, we demonstrate that the retrospective application is in broad accord with the development plan, considered as a whole (the *Rochdale* test), so that Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires a permission, unless material consideration indicate otherwise.

- 5.4 Furthermore, this retrospective application will regularise the planning position for the Tinapa Restaurant & Bar, which has resulted in significant benefits for the local economy and for social and environmental wellbeing of this part of East Manchester, in line with the overall sustainable development objective of the NPPF. Thus, the Tinapa Restaurant & Bar has resulted in:
- i) substantial investment in a derelict and vacant building, which has barely been utilised since the closure of the Drovers Inn in the late 1990s/early 2000s;
 - ii) the creation of nine local jobs for staff in the restaurant/bar;
 - iii) improvements to the environmental appearance of this part of Ashton Old Road;
 - iv) the provision of a social focus for the local community, and particularly for the Afro-Caribbean community;
 - v) improved use of sustainable transport (buses and taxis);
 - vi) improvements to the security of the local area, with the introduction of CCTV and door staff; and (in the words of the Crime Impact Statement)
 - vii) the provision of an attraction to the neighbourhood that is welcomed, whilst resulting in no significant issues from a crime prevention perspective.

Conclusion in Relation to the Development Plan

- 5.5 Although the relevant policies in both elements of the development plan are somewhat dated and not fully consistent with the national policy provisions set out in the revised NPPF, we consider nevertheless that our client's retrospective application for a change of use from vacant shop/pub to a restaurant/bar is broadly consistent with all of the relevant policies in the Core Strategy and with those saved policies in the UDP. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 therefore requires permission, unless material considerations indicate otherwise. In our planning judgement, there are no such considerations, and the planning balance weighs heavily in favour of permission because of the economic, social and environmental benefits that we have identified in this Planning Statement.

Overall Recommendation

- 5.6 We consider that this retrospective planning application proposal should be permitted without delay, given that it benefits from the presumption in favour of sustainable development and is in accord with the development plan, considered as a whole. Assuming that Officers agree, we recommend a discussion on any conditions being considered, so as to ensure that any suggested condition put forward by Officers meets each of the five tests set out in Paragraph 55 of the revised NPPF.

Appendix 1

The Tinapa Restaurant & Bar's Smoking Policy and Dispersal Policy

SMOKING POLICY

AIMS

To minimise the impact of smokers on other premises within the locality.
Encourage customers smoking outside the premises to behave in a responsible manner.
Ensure that no litter is created by smokers.
Ensure that non-smokers are affected as little as possible.

Objectives

Smokers will be allowed out of the premises and encouraged to smoke in a designated area located on Ashton Old Road.

Smokers will be requested by door staff to smoke only in the designated area.

Smokers will be requested by door staff to act responsibly and respect the right of neighbours to a quiet environment.

Smokers misbehaving will be informed they will not be allowed to stay outside otherwise no further admission to the premises and will be asked to leave or to come inside the premises.

Litter bins will be available in the defined area.

Staff will ensure that the smoking area is cleared of smoking debris at close each day.

Notices will be displayed inside the premises that the premises are a no-smoking environment and that a smoking policy is in force.

DISPERSAL POLICY

AIM

The aim of the dispersal policy is to achieve the quiet and efficient movement of customers away from the premises when leaving.

OBJECTIVES

To:-

1. Dispersal of customers to be priority for the Premises Licence Holder
2. Prevent customers congregating outside the premises.
3. Minimise disturbance caused by taxi's arriving to collect customers.
4. Exclude from the premises any customer identified as having acted without consideration for local neighbours.

Objective 1

- No person who is drunk to be allowed to enter the premises;
- Staff to be vigilant to ensure that alcohol is not served to any person who is drunk;
- Where a person is refused service of alcohol in the belief that he/she is drunk, staff to offer to arrange for a taxi to collect the customer to be taken home;
- Clear legible notices to be placed near the exits requesting customers to respect neighbours and to leave the premises and the area quickly and quietly;
- Door staff when engaged to remind customers to leave the premises quietly
- 30-minute drinking-up time to allow for the gradual dispersal of customers at the end of the evening.

Objective 2

- Staff to be vigilant and to prevent customers congregating outside the premises;
- Staff to request any customers waiting outside the premises to move away from the area quickly and quietly.
- Staff to direct customers to leave the area using Ashton Old Road, and avoiding in particular Bartlett Street and Greenside Street.

Objective 3

- Clear notices to be displayed giving details of local taxi companies;
- The premises to promote only those taxi companies which use a "ring back" scheme;
- Any taxi driver identified as being responsible for disturbance at the premises will be reported in the first instance to the taxi company operator. Any further disturbances will be reported to the City Council.

Objective 4

- Where a person is identified as having caused a disturbance on leaving the premises, the customer will be excluded from the premises on future occasions;
- All staff to be given appropriate instructions.
- The telephone number of the Designated Premises Supervisor / Management to be available to local residents in case of any complaints.

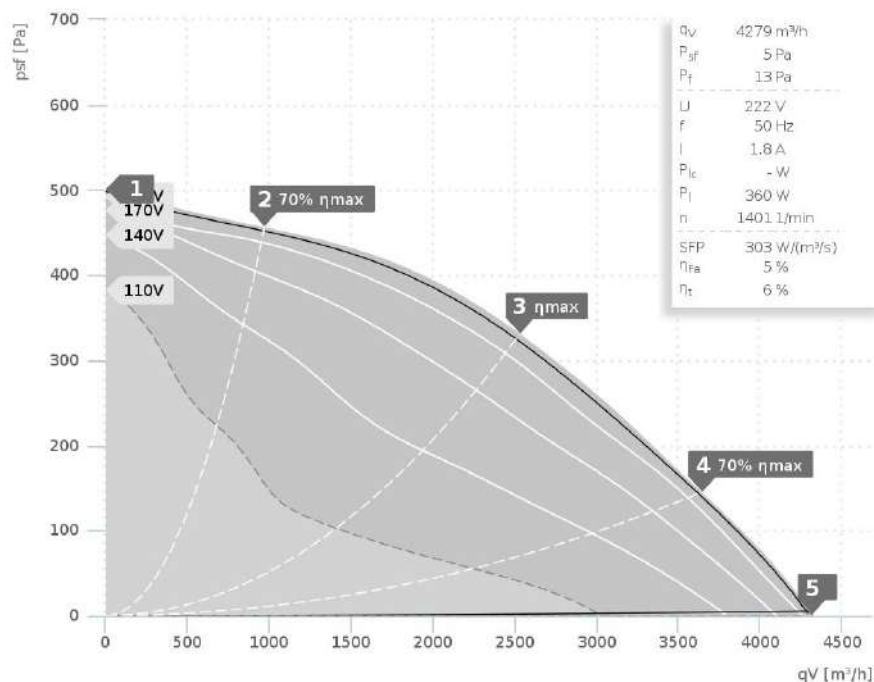
Appendix 2

Data Sheets relating to the Tinapa Restaurant & Bar's Kitchen Ventilation System installed by Ruck Ventilatoren

DATA SHEET

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VENTILATOREN

MPC 400 E4 21 | 138007

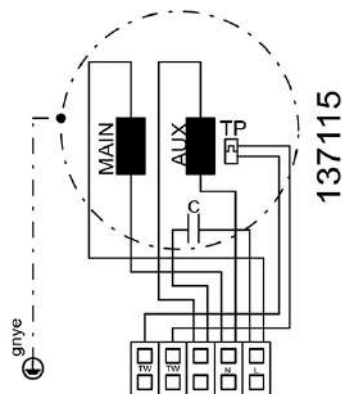
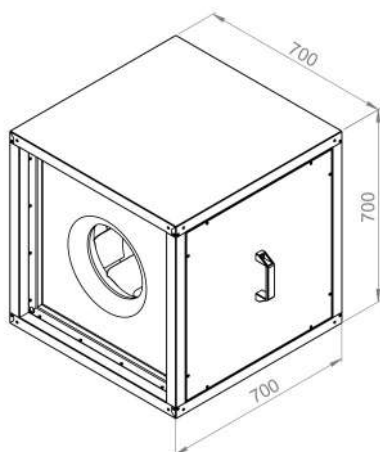


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Operating Point		1	2	3	4	5
Current I	A	1,3	1,8	2,3	2,1	1,8
Power consumption P _i	W	251	376	490	438	368
RPM n	1/min	1445	1403	1358	1385	1410
SPL inlet L _{WA5}	dB(A)	73	72	73	77	79
SPL outlet L _{WA6}	dB(A)	76	76	76	79	82
SPL casing break out L _{WA2}	dB(A)	58	57	55	56	58

Sound power (L _W) dB(A)		Medium Frequency Band								
		Σ	63	125	250	500	1k	2k	4k	8k
Inlet	L _{WA5}	79	47	71	71	73	72	71	70	59
Outlet	L _{WA6}	81	50	67	71	75	77	73	71	61
Casing	L _{WA2}	58	44	55	51	46	45	45	41	30

MPC 400 E4 21 138007	
Voltage U _N	230 V 1~
Current I _{max}	2,8 A
Ambient Temperature t _A	80 °C
Medium temperatures t _M	80 °C
Speed Control	V
Motor Protection	TAO
Isolation Class	F
Weight	64,0 kg

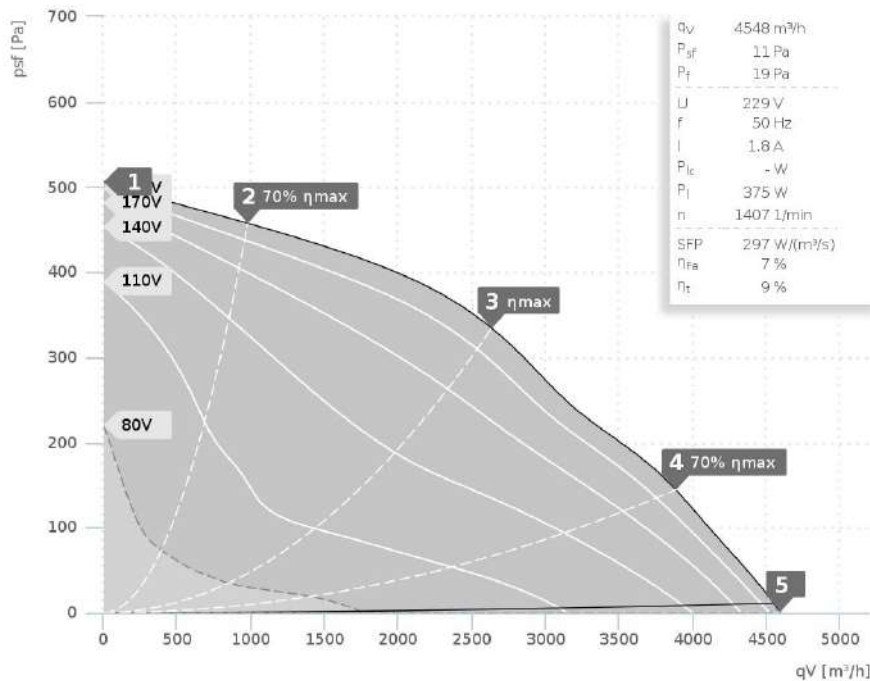


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DATA SHEET

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VENTILATOREN

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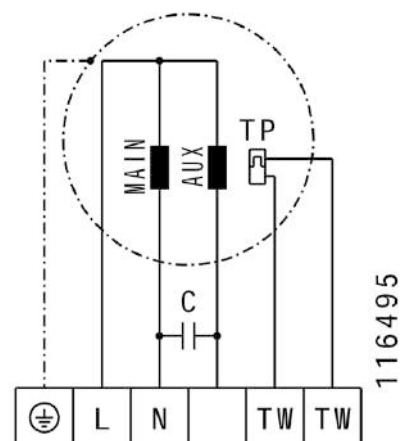
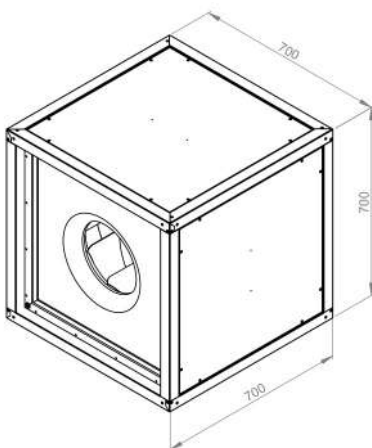


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Operating Point		1	2	3	4	5
Current I	A	1,3	1,8	2,3	2,1	1,8
Power consumption P_1	W	245	366	500	447	371
RPM n	1/min	1446	1404	1356	1382	1410
SPL inlet L_{WA5}	dB(A)	72	72	71	76	79
SPL outlet L_{WA6}	dB(A)	76	75	74	77	81
SPL casing break out L_{WA2}	dB(A)	65	65	63	65	67

Sound power (L_W) dB(A)		Medium Frequency Band								
		Σ	63	125	250	500	1k	2k	4k	8k
Inlet	L_{WA5}	79	44	71	70	73	71	70	67	63
Outlet	L_{WA6}	80	46	69	70	74	75	72	71	64
Casing	L_{WA2}	67	47	64	58	58	57	53	51	43

MPC 400 E4 T21 136887	
Voltage U_N	230 V 1~
Current I_{max}	2,8 A
Ambient Temperature t_A	80 °C
Medium temperatures t_M	80 °C
Speed Control	V
Motor Protection	TAO
Isolation Class	F
Weight	59,0 kg



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Appendix 3

Specification of the Tinapa Restaurant & Bar's Air-Conditioning System installed by Mitsubishi Electric

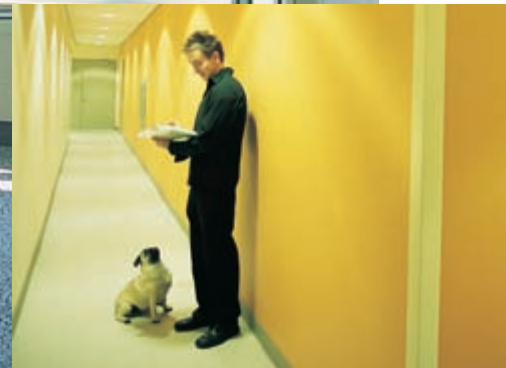


Natural comfort for everybody

Mr. SLIM

R410A

Comfort Takes on New Meaning with the Power of Technology



*Advanced technology makes Power Inverter Mr. SLIM
the premier choice for improving comfort.
It provides energy saving of up to 70% annually
when compared to non-inverter models!
Operating noise has also been significantly reduced.*

Mr. SLIM

NEW REFRIGERANT

R410A

Our air conditioners use R410A,
HFC refrigerant.



Advanced Power Inverter

*Thanks to the new Power Inverter system,
a large reduction in power consumption is
now possible !!*

In addition to the single phase power supply models,
three phase models have been introduced for meeting
your office or shop. Please select indoor /outdoor unit in
the various models.

Outdoor Line-up (PUHZ-RP**HA2 series)				
	71	100	125	140
Single phase	●	●	●	●
Three phase		●	●	●



Wide line-up!



Silent Operation

Technological Improvements for Super Quiet Operation

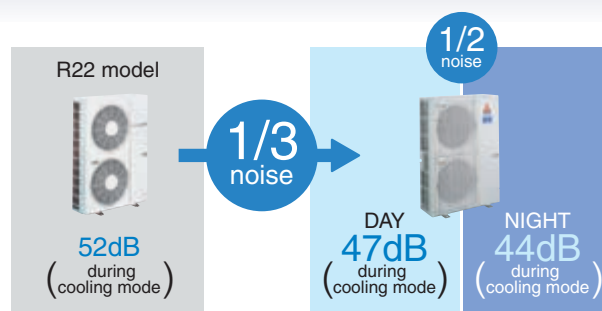
Silent Operation

—Top Level in the Industry

Operation has been made very silent by improvements
to the design of the fan blades and the new grille
shape. The power inverter is even more silent when
outside temperature drops as it automatically switches
to low-noise mode to reduce operating noise by 3dB.

Low-Noise Priority Function

A low-noise priority function is also available by
connecting a commercially available timer or selector
switch. When a signal is received from the timer or
switch, the unit runs in low-noise priority mode.
(Switch setting is required when installed.)



	R22 Non-Inverter	R410A Inverter (PUHZ-RP)	
		Normal	Low Noise Mode
3HP (71)	52	47	44
4HP (100)	54	49	46
5HP (125)	55	50	47
6HP (140)	56	50	48

*Sound pressure level (dBA)

Longer Maximum Piping Length

By additional filling with refrigerant, it is now possible
to have pipes up to 75 metres long, making it easier to
select a layout to install the unit.

Max Piping Length	can be stretched to 75m	
	Max Height difference	Max.piping length
PUHZ-RP71	30m	50m
PUHZ-RP100/125/140	30m	75m

Reducing Energy Consumption

Cost Performance Comparison: Inverter Model vs. Non-inverter Model

Thanks to the new Power Inverter system, a large reduction in power consumption is now possible.

This results in one of the highest COP ratings in the industry,

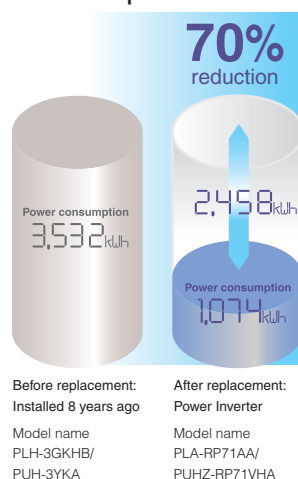
helping to lower overall running costs and providing great savings to customers.

Case study 1. = Power Consumption

Based on our calculations on the operating conditions shown below, the new Power Inverter system can reduce power consumption by up to 70% compared to an old model installed 8 years ago!

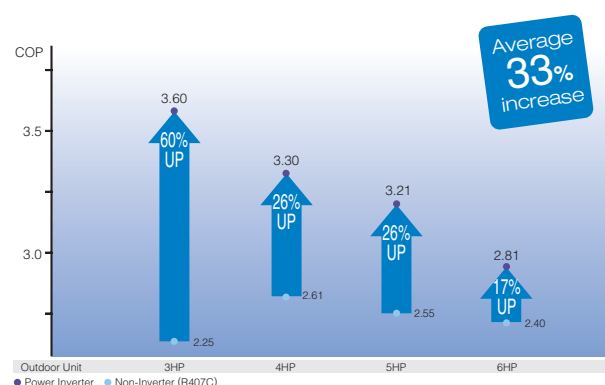
Conditions of trial calculation
(according to Japan Refrigerant Association)

Place	Office in Tokyo (Japan)
Operating time	8AM to 8PM (12 hours/day) & 6 days/week
Operating period	Cooling: April 16–November 8 Heating: December 14–March 23
Set temperature	Cooling: 27°C, Heating: 20°C



Case study 2. = COP

Comparison of COP between non-inverter and power inverter (4 way cassette type) models.



High Power

More Power for Faster Cooling/Heating

Higher Cooling/Heating Power

The cooling/heating capacity when outdoor temperature is low or high and the maximum operating speed of the Power Inverter Mr. SLIM have been improved by up to 33% compared to the current model.

Cooling capacity 4way cassette

	R22 Non-Inverter	R410A Power Inverter Max. (PUHZ-RP)	
3HP (71)	7.7	8.1	105%
4HP (100)	9.7	11.4	118%
5HP (125)	12.4	14.0	113%
6HP (140)	14.0	15.3	109%

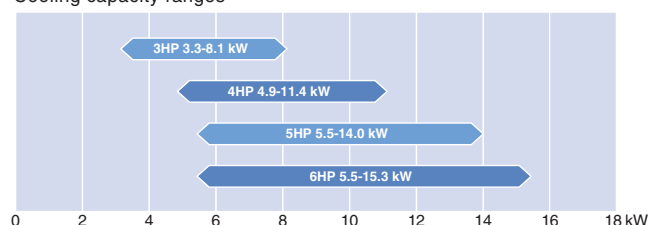
Heating capacity

	R22 Non-Inverter	R410A Power Inverter Max. (PUHZ-RP)	
3HP (71)	8.4	10.2	121%
4HP (100)	10.4	14.0	135%
5HP (125)	14.0	16.0	114%
6HP (140)	16.1	18.0	112%

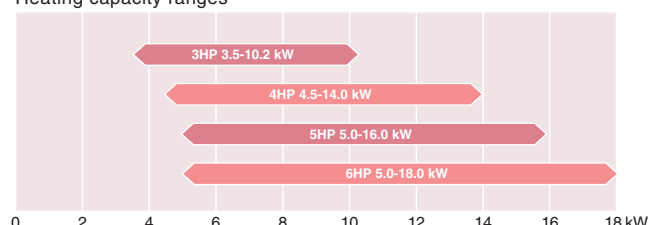
Wider Performance Range

Operation is now possible at lower speeds, thus cutting energy losses produced by the repeated on/off operation of non-inverter models. Comfort is improved while power consumption is reduced.

Cooling capacity ranges



Heating capacity ranges



Cleaning-Free Technology

PUHZ-RP71 Features

New HAB Refrigerant Oil



Our Inverter-driven models are the first in the industry to use hard alkyl benzene (HAB) oil—a unique refrigerant oil that degrades very slowly—for refrigeration. Employing our exclusive cleaning-free technologies such as a specially developed high-efficiency oil separator and optimum distribution of heat exchangers to prevent oil stagnation, we have made it possible to reuse previously installed pipeworks.

PUHZ-RP100/125/140 Features

Exclusive Replacement Filter

The refrigerant oil (ester oil) used for the 10.0–25.0kW models will degrade when mixed with chemicals such as chloride found in existing pipes. To prevent oil degradation and make it possible to reuse existing pipes, Mitsubishi Electric has developed an exclusive replacement filter that uses activated charcoal to soak up chlorides.

Refrigerant circuit lasts longer with less deterioration using the new HAB refrigerant oil*



Colour of the oil at initial stage

Colour of the oil at 10 years after use

Characteristics of the new refrigerant oil

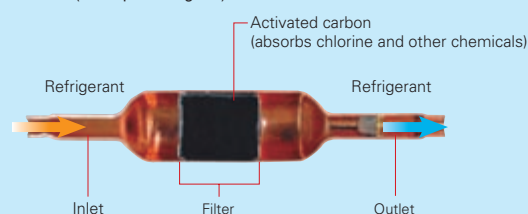
Name: HAB Oil

Oil characteristics:

- ① Difficult to dissolve in the refrigerant.
- ② High chemical and heat stability, uniform quality, high fluidity and viscosity.

*Data taken from our lab: Test results equivalent to 10 years worth of use

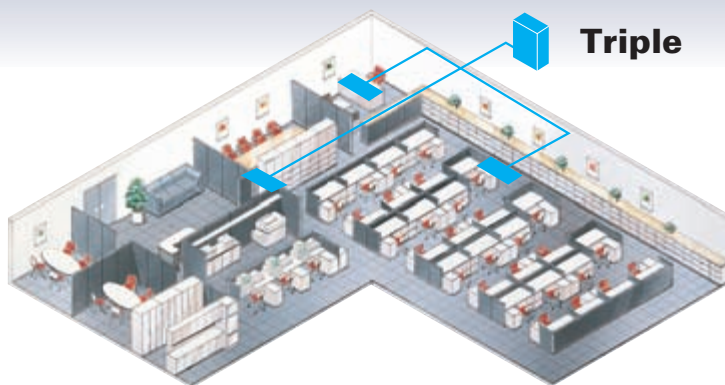
Replacement filter (conceptual diagram)



Multi-System Use

Advantages of Mr. SLIM Multi system

- 1) Equally comfortable air conditioning for big space with multiple indoor units.
- 2) Various indoor unit combinations available.
- 3) Reduction of installation space of outdoor unit.
- 4) Automatic address setting for easy installation.



System example



Combination chart (Same capacity—Same type or Different type)

	Twin	Triple
PUHZ-RP100	50 × 2	
PUHZ-RP125	60 × 2	
PUHZ-RP140	71 × 2	50 × 3
Distribution pipe	MSDD-50SR-E MSDD-50WR-E	MSDT-111R-E

*P Series indoor units only.

NEW

Standard Inverter

Our New Inverter features Energy Saving, Compact Design, Light Weight, and Basic Performances as well.

A Product Line of 19 Models in 5 Types Responds to Your Versatile Needs.

To meet your interior or space designing, optimum indoor units can be selected from 5 types. A combination with different type indoor units in two or three rooms besides 1:1 combination can be constituted various applications.

Possible Combinations

Capacity	PEA	PLA	PCA	PCA-HA	PKA
5.0kW			●		
6.0kW		●	●		
7.1kW	●	●	●	●	●
10.0kW	●	●	●		●
12.5kW	●	●	●	●	
14.0kW	●	●	●		

*50/60/71 models are for Twin/Triple use.



PUHZ-BP100/125/140VHA

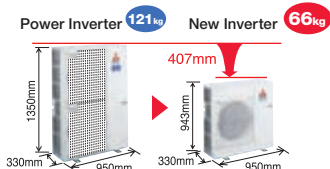
Easier Installation Work Thanks to Compact and Light Weight Design

The outdoor unit model BP100 counts for 943mm only for the height and 66kg for the mass. A significant weight reduction of 55kg has been attained compared to the Power Inverter. The burdening of installation/transportation work can be lightened by the compact design and light weight. BP200/250 became compact as well!!

● 100 class

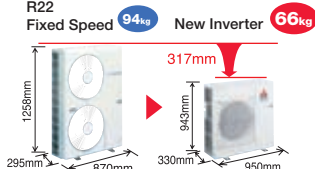
Compared to Power Inverter

Reduced by 407mm, 55kg



Compared to Fixed Speed Unit

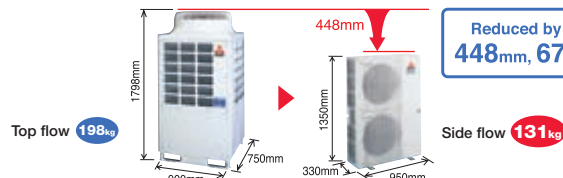
Reduced by 317mm, 28kg



● 200 class

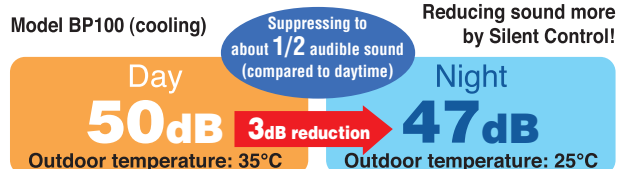
Compared to Previous Inverter

Reduced by 448mm, 67kg



Silent Outdoor Unit

The silent operation of the outdoor unit Model BP100 has attained down to 50dB (cooling). Further 3dB can be reduced under the Silent Operation Mode.



Heating Operation Possible Even at -15°C Outside Temperature

Piping Length for Easier Installation

Refrigerant piping can be extended up to 50m or 70m by charging refrigerant additionally.

	Chargeless piping length	Max. piping length
BP100	20m	50m
BP125/140	20m	50m
BP200/250	30m	70m

Another possibility! Compact S series outdoor unit can now be connected to P series indoor unit as well.

S series outdoor unit can be connected not only with SLZ and SEZ but also some P series indoor units. Greater inverter line up satisfies your various requirement.

Possible Combinations

	SEZ-KA	SLZ-KA	PEA-EA	PCA-GA	PLA-BA
SUZ-KA25	●	●			
SUZ-KA35	●	●			
SUZ-KA50	●	●		●	
SUZ-KA60	●			●	●
SUZ-KA71	●		●	●	●

Outdoor Unit



SUZ-KA50/60/71VA

Indoor Unit



Ceiling Concealed PEA-EA



4 Way Ceiling Cassette PLA-BA



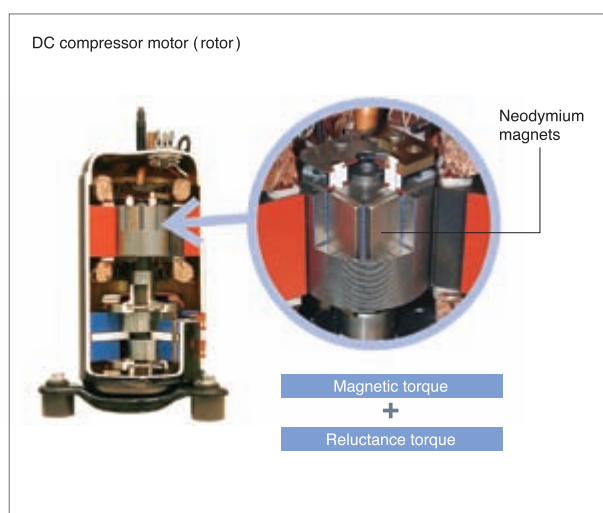
Floor Standing PCA-GA

Advanced technology for High Efficiency

Numerous Leading-edge Technologies Assure High Efficiency

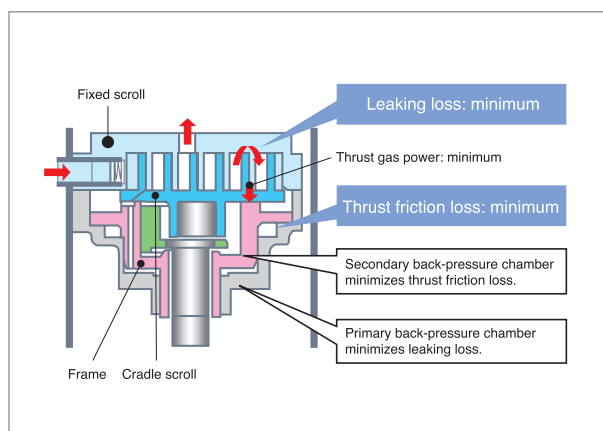
Reluctance DC Rotary Compressor (3HP)

The reluctance DC motor has a rotor equipped with powerful neodymium magnets. The magnetic torque produced by the neodymium magnets and reluctance torque results in more efficient operation.



New Highly Efficient Scroll Compressor (4/5/6/8/10HP)

The newly developed scroll compressor is equipped with a "Frame Compliance Mechanism" that allows movement in the axial direction of the frame supporting the cradle scroll. This greatly reduces both leaking and friction loss, ensuring very high efficiency throughout the speed range.



DC Fan Motor

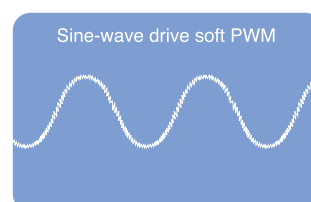
A high-efficiency DC motor drives the fan of the outdoor unit. It offers up to 60% greater efficiency than an equivalent AC motor.

Vector-Wave Eco Inverter

This produces the most efficient waveform in response to varying compressor motor rpm. By improving operating efficiency from low to high speeds, annual electricity costs are reduced.

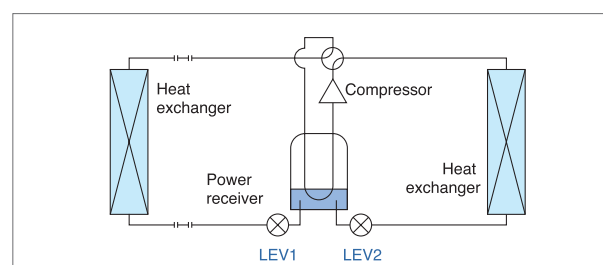
Smooth AC wave pattern

The inverter has been made compact by insert-moulding the circuit pattern in synthetic resin. To ensure quiet operation, soft PWM control is used to prevent the metallic whine associated with conventional inverters.



Power Receiver and Twin LEV Control (4/5/6HP)

Mitsubishi Electric has developed a power receiver and twin LEVs (linear expansion valves) that optimise the performance of the compressor. By ensuring optimum control in response to the operating waveform and outdoor temperature, this technology is tailored to the characteristics of the new refrigerant to enhance operating efficiency.



Control technology

Renovating air conditioning communication by advanced MA Remote Controller newly developed



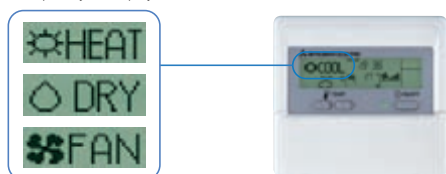
PAR-21MAA

Employment of Dot Liquid Crystal Display

Acknowledging the operation and control status at a glance. The large size display upgrades visual acknowledgement capability. The operation and control status can be understood promptly.

Display example [Operation mode]

Dot liquid crystal display section



Easy-to-read / Easy-to-use

Industry First! Multi-language Display



Multi-language

8 languages can be displayed.

Display can be switched over for 8 kinds of language.



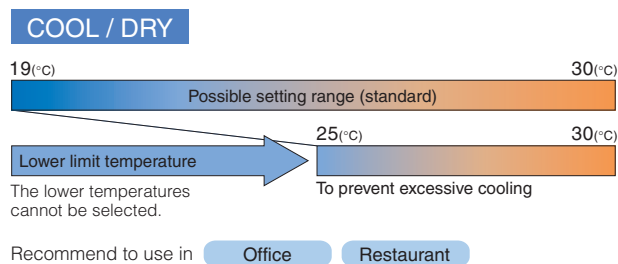
Effective in energy saving control

Operation Control Function

Limiting the set temperature range

Air conditioning operation always within a limited temperature range

The setting of the upper and lower limit temperature is possible. This prevents excessive cooling and heating leading to contribute in saving energy.



Auto Off timer

Automatic turning off of air conditioning operation

The air conditioning operation can be switched off automatically thus preventing waste operation. The set time can be changed from 30 minutes to 4 hours at 30-minute intervals.

* The "Simple timer" (starts and stops in a unit of one hour within 72 hours) set at factory shipment can be changed to the "Auto off timer" by switching the function of the remote controller.

Recommend to use in Meeting room

Operation locking

Preventing the random modification of setting

Setting to invalidate all buttons or the operation other than with ON/OFF button is available. This always assures operation under an adequate temperature preventing the meaningless change of set temperature, leading to effective energy savings. This is also effective to prevent erroneous or mischievous operation.

* The change of setting may be limited to the administrator who knows the method to release the locking.

Recommend to use in Office School / private school
Public facility like public hall Hospital Server room

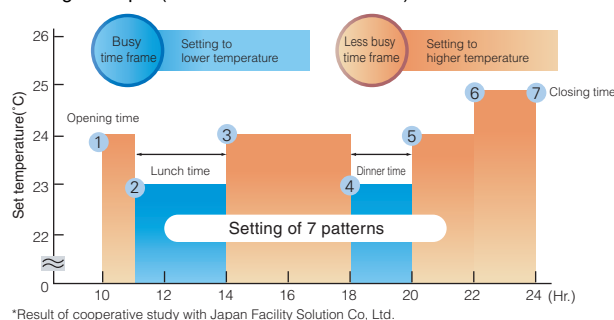
Equipped with the Long Awaited Weekly Timer

Weekly timer function capable of temperature control

The function of the weekly timer equipped can change the set temperature in addition to the ON/OFF control. Up to 8 patterns can be set for each calendar day.



Setting Example (Restaurant in summer time)



*Result of cooperative study with Japan Facility Solution Co., Ltd.

Setting the temperature to "1°C higher in cooling" while "1°C lower in heating" results in about 10% energy saving.

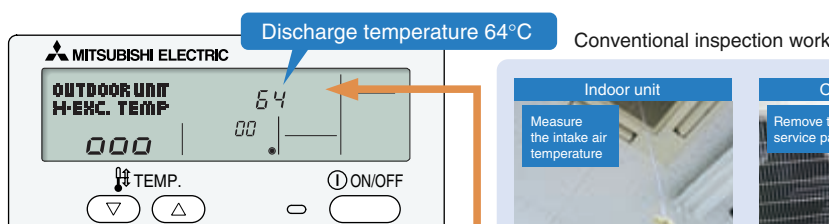
about 10%* Energy Saving

*Based on our internal calculation

Easy Maintenance Function (only for Power Inverter Mr. SLIM)



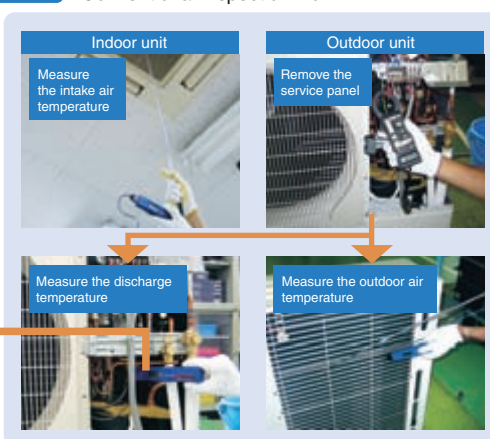
- Reduces maintenance work drastically.
 - Enables you to check operation data of the indoor and outdoor units by remote controller.
- Furthermore, you can fix the operating frequency, from the remote controller for smoother inspection.



Easy maintenance information

Compressor	Outdoor unit	Indoor unit
① Accumulated operating time (x10 hours)	④ Heat exchanger temperature (°C)	⑦ Intake air temperature (°C)
② Number of ON/OFF times (x100 times)	⑤ Discharge temperature (°C)	⑧ Heat exchanger temperature (°C)
③ Operating current (A)	⑥ Outdoor air temperature (°C)	⑨ Filter operating time* (Hours)

*The filter operating time is the time elapsed since the filter was reset.

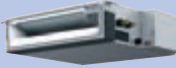
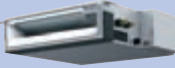
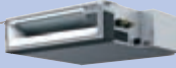
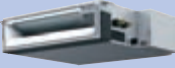


NEW Refrigerant Leakage Check (only for PUHZ-RP HA2)



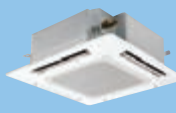
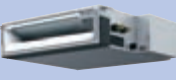
The latest "Power Inverter" Mr. SLIM (PUHZ-RP HA2) has got a new useful "Refrigerant Leakage Check" function. With this function, the refrigerant leakage which may happen during a long period of use can be easily checked with a wired remote controller. Not only time for servicing can be saved, but you also get peace of mind.

INVERTER
Mr. SLIM Product Line up

		1HP 2.5kW	1.6HP 3.5kW	2HP 5.0kW	2.5HP 6.0kW
 4way Ceiling Cassette	SLZ (Compact Cassette)	 SLZ-KA25VA (L)	 SLZ-KA35VA (L)	 SLZ-KA50VA (L)	
	NEW PL (Wide Power Cassette)				 PLA-RP60BA
 Ceiling Concealed	NEW SEZ (Compact Type)	 SEZ-KD25VA (L)	 SEZ-KD35VA (L)	 SEZ-KD50VA (L)	 SEZ-KD60VA (L)
	PE				
 Ceiling Suspended	PC			 PCA-RP50GA	 PCA-RP60GA
 Wall Mounted	PK				
Outdoor Unit		 SUZ-KA25VA	 SUZ-KA35VA	 SUZ-KA50VA	 SUZ-KA60VA

*SEZ/SLZ indoor units should be connected to SUZ outdoor.

*PKA-RP71 and PCA-RP71HA: only for PUHZ-RP outdoor connection.

3HP 7.1kW	4HP 10.0kW	5HP 12.5kW	6HP 14.0kW	8HP 20.0kW	10HP 25.0kW	Remote Controller	See Page
						  for SLZ-VAL	17
 PLA-RP71BA	 PLA-RP100BA	 PLA-RP125BA	 PLA-RP140BA			 	11
 SEZ-KD71VA(L)						  for SEZ-VAL	17
 PEA-RP71EA	 PEA-RP100EA2	 PEA-RP125EA	 PEA-RP140EA2	 PEA-RP200WGA	 PEA-RP250WGA		13
 PCA-RP71HA  PCA-RP71GA	 PCA-RP100GA	 PCA-RP125HA  PCA-RP125GA	 PCA-RP140GA			  Optional	14 15
 PKA-RP71FAL	 PKA-RP100FAL					  Optional	16
 SUZ-KA71VA  PUHZ-RP71VHA2	 PUHZ-RP100V/YHA2  PUHZ-BP100VHA	 PUHZ-RP125V/YHA2  PUHZ-BP125VHA	 PUHZ-RP140V/YHA2  PUHZ-BP140VHA	 PUHZ-BP200YHA	 PUHZ-BP250YHA		

NEW

4Way Ceiling Cassette

PL

Series



(i-see Sensor: optional)

PLA-RP60/71
100/125/140BA



Stylish and Advanced PL Series makes any places more comfortable!

Wide Airflow

With a new horizontal vane blowing wide-angle airflow, the room is cooled sufficiently from wall to wall. The 20% reduced fan speed from our conventional model makes cooling more people friendly than ever.

Conventional model

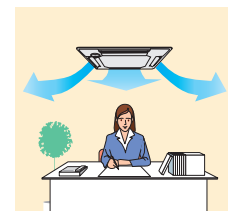


PLA-RP**BA

Less Cold Draft

Reduces the potentially irritating sensation of cold draft. Newly adopted "chilly airflow prevent mode*" ensures horizontal airflow—eliminating direct onslaughts of cool air to curb any chilly sensation.

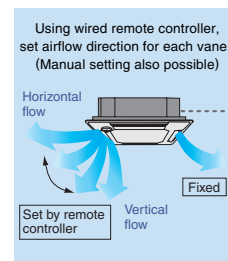
*Setting by remote controller is required. It may cause dirt on the ceiling if used in the condition the airflow is not stable.



Horizontal airflow cuts drafty sensation.

Independent Vane Direction Setting

Airflow direction of each vane can be set by wired remote controller. Adjusting vane direction to fit interior layouts or cooling/heating seasonal transition was difficult. Now, with our PL Series, settings can be changed easily.



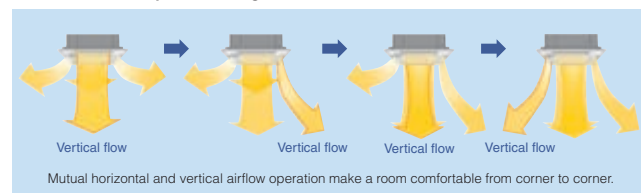
With wired remote controller, possible to change the setting at any time.



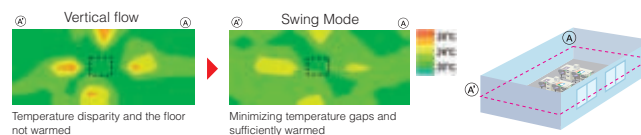
Wave Airflow Mode for Heating

Each vane can be swing automatically with timelag for minimizing temperature gap in the room.

● "Wave Airflow" operation image



● Wave control effect thermo graph



SPECIFICATIONS: 4Way Ceiling Cassette type (PLA) NEW

Indoor unit		PLA-RP60BA	
Outdoor unit		SUZ-KA60VA	
Function		Cooling	Heating
Capacity (min.-max.)	(kW)	5.7 (1.1-6.3)	6.9 (0.9-8.0)
Input	(kW)	1.94	2.11
COP		2.94	3.27
Indoor unit		PLA-RP60BA	
Power supply			
Airflow (Lo-Mi1-Mi2-Hi)	CMM	12-14-16-18	
	L/S	200-233-267-300	
Sound pressure level	(dB)	28-29-31-32	
Dimension	Height (mm)		
	Width (mm)		
	Depth (mm)		
Weight	(kg)		



Auto Fan Speed Mode

The fan speed is changed automatically depending on the gap between set temperature and room temperature. In case of cooling, operation starts with 'Hi' fan speed and once the room temperature gets stable, the fan speed automatically decreases to low level for more comfort.

Fan speed setting by remote controller (4 levels)

Lo → **Mi1** → **Mi2** → **Hi** → **Auto**

* Special setting is required for wireless remote controller.

Quiet Operation

Thanks to the improvement of airflow route and large caliber power flow fan, we can realize quiet operation.



Power Flow Fan

"Pure White" Colour

Our new PL Series have beautiful pure white coloured panel and wired remote controller. A great match for interior appointments, generating a clean and streamlined look.

Other Features

- Stylish vane shutter (when the unit is off)
- Drain up – max. 850mm
- Wireless remote controller available
- Duct flange for fresh air intake (option)

Automatic Elevating Panel (option)

Easy to use, easy for maintenance.
With 8 levels to fit all ceiling heights.
Filter cleaning and other maintenance can be operated easily.

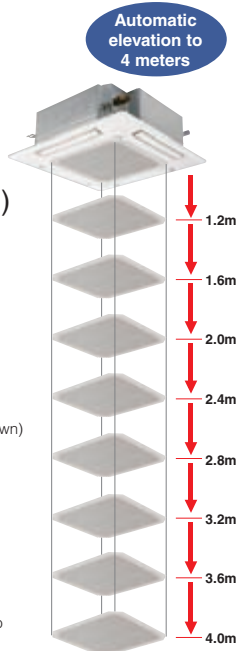


Elevating (up-down) controller

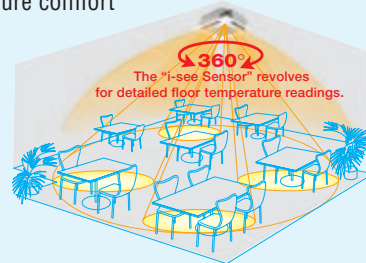


Wired remote controller (optional for Auto Elevating Panel)

* The receiver on the elevating panel can be used for wireless remote controller.



The newly developed 4Way Ceiling Cassette can be equipped with the radiant temperature sensor, "i-see Sensor" to ensure comfort of the room.



"i-see Sensor" is bad news for temperature disparity and electric bill waste (optional corner panel)

The radiant temperature sensor "i-see Sensor" for your comfort

The "i-see Sensor," a radiant temperature sensor built from new concept engineering available only at Mitsubishi. The control of the floor temperature at foot level is required to realize a comfortable air conditioning in your office or shop. The "i-see Sensor" measures floor temperature with rotating 360° and provides you the comfort which you have not ever experienced.

"i-see Sensor" operation image

Operates at 5-second interval for precision measurement, and checking the temperature of the floor.



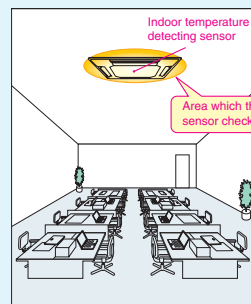
- The "i-see Sensor" detects infrared rays emanating from the walls and floor. The temperature is calculated basis on infrared ray energy. It makes it possible to check the radiant temperature (the floor temperature).
- Upon big gap with the set temperature, measurements are taken at 4 points every 2 minutes. Once stabilized, the sensor revolves once every 5 minutes.

"I feel" Temperature Control

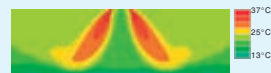
The sensory temperature is calculated by measuring the air intake temperature and the floor temperature. This technology makes it possible to avoid overcooling or overheating.

The conventional model only measured and monitored indoor temperature near the ceiling.

As the current packaged air conditioners only monitor temperature levels near the ceiling, they fail to detect vertical between ceiling and floor temperature gaps.

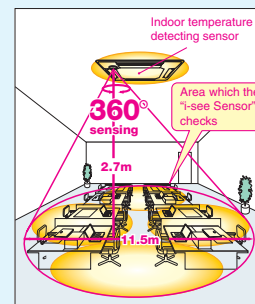


Heating
Set temperature: 23°C
without "i-see Sensor"

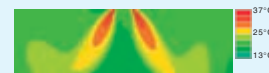


Besides the ceiling zone, the floor temperature are also checked to keep the room comfortable.

New PL Series (with "i-see Sensor") naturally measures indoor temperature and floor temperature without any timelag.



Heating
Set temperature: 20°C
with "i-see Sensor" + Auto Fan Speed

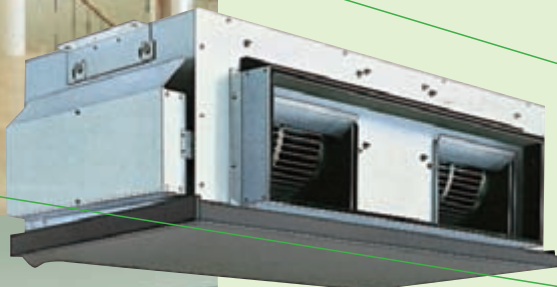


PLA-RP71BA		PLA-RP71BA		PLA-RP100BA		PLA-RP100BA		PLA-RP125BA		PLA-RP125BA		PLA-RP140BA		PLA-RP140BA	
SUZ-KA71VA		PUHZ-RP71VHA2		PUHZ-BP100VHA		PUHZ-RP100V/YHA2		PUHZ-BP125VHA		PUHZ-RP125V/YHA2		PUHZ-BP140VHA		PUHZ-RP140V/YHA2	
Cooling	Heating	Cooling	Heating	Cooling	Heating	Cooling	Heating	Cooling	Heating	Cooling	Heating	Cooling	Heating	Cooling	Heating
7.1 (0.9-8.1)	8.0 (0.9-10.2)	7.1 (3.3-8.1)	8.0 (3.5-10.2)	9.4 (3.5-10.0)	9.5 (3.5-11.2)	10.0 (4.9-11.4)	11.2 (4.5-14.0)	11.2 (5.5-12.5)	12.5 (4.7-14.0)	12.5 (5.5-14.0)	14.0 (5.0-16.0)	13.0 (5.2-14.5)	14.8 (4.7-16.0)	14.0 (5.5-15.3)	16.0 (5.0-18.0)
2.53	2.49	2.12	2.21	3.13	2.46	3.02	3.10	3.94	3.64	3.87	3.88	5.28	4.24	4.65	4.43
2.81	3.21	3.35	3.61	3.01	3.86	3.31	3.61	2.84	3.44	3.23	3.61	2.46	3.49	3.01	3.61
PLA-RP71BA		PLA-RP71BA		PLA-RP100BA		PLA-RP100BA		PLA-RP125BA		PLA-RP125BA		PLA-RP140BA		PLA-RP140BA	
14-16-18-21				Single phase, 50Hz, 220-240V											
233-267-300-350				20-23-26-30				22-25-28-31				24-26-29-32			
28-30-32-34				334-384-434-501				367-417-467-517				400-434-484-534			
Unit: 258, Panel: 35				32-34-37-40				34-36-39-41				36-39-42-44			
Unit: 840, Panel: 950															
Unit: 840, Panel: 950															
Unit: 23, Panel: 6				Unit: 25, Panel: 6											
Unit: 27, Panel: 6															

Ceiling Concealed PE Series



PEA-RP71EA/100EA2



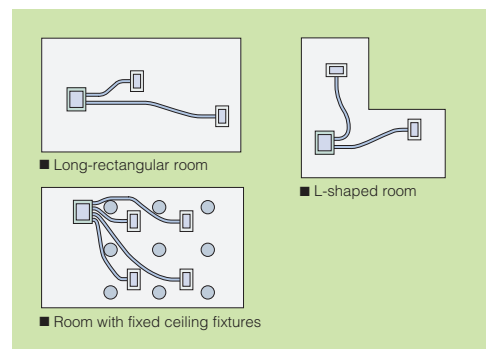
PEA-RP125EA/140EA2
PEA-RP200/250WGA



This flexible, high-quality series, which is concealed in the ceiling to enhance interior aesthetics, provides all the benefits of split-type models plus much more.

Limitless Installation Possibilities

Offering all the benefits of split-type models plus other important advantages, the PE series is not only easy to install but also very versatile. For example, the distance between the air-intake and air-outlet vents can be varied to allow airflow to be positioned in the optimum location.



High Static Pressure

Even when ductwork is very long, the volume of airflow remains large enough due to the high static pressure available.

Computerized Dehumidification

The electronic dehumidifier mode — where fan speed is controlled precisely — increases dehumidification volume while improving dehumidifying efficiency.

SPECIFICATIONS: Ceiling Concealed type (PE)

Indoor unit		PEA-RP71EA		PEA-RP71EA		PEA-RP100EA2		PEA-RP100EA2		PEA-RP125EA	
Outdoor unit		SUZ-KA71VA		PUHZ-RP71VHA2		PUHZ-BP100VHA		PUHZ-RP100V/YHA2		PUHZ-BP125VHA	
Function		Cooling	Heating	Cooling	Heating	Cooling	Heating	Cooling	Heating	Cooling	Heating
Capacity (min.-max.) (kW)		6.9 (0.9-8.1)	8.0 (0.9-10.2)	7.1 (3.3-8.1)	8.4 (3.5-10.2)	9.2 (3.5-10.0)	9.5 (3.5-11.2)	10.0 (4.9-11.4)	11.2 (4.5-14.0)	11.2 (5.2-12.5)	12.5 (4.7-14.0)
Input (kW)		2.90	2.49	2.48	2.51	3.82	3.02	3.25	3.20	4.65	4.07
COP		2.38	3.21	2.86	3.35	2.41	3.15	3.08	3.50	2.41	3.07
Indoor unit		PEA-RP71EA		PEA-RP71EA		PEA-RP100EA2		PEA-RP100EA2		PEA-RP125EA	
Power supply		Single phase, 50Hz, 220-240V									
Airflow (Lo-Hi)	CMM	22-27				27-34				34-42	
	L/S	367-450				450-567				567-700	
External static pressure Pa (mmAq)		125Pa (12.7mmAg)									
Sound pressure level (dB)		52-55				54-58					
Dimension	Height (mm)	428				428				428	
	Width (mm)	785				1,055				1,255	
	Depth (mm)					690					
Weight (kg)		46				59				72	

Indoor unit		PEA-RP125EA		PEA-RP140EA2		PEA-RP140EA2		PEA-RP200WGA		PEA-RP250WGA	
Outdoor unit		PUHZ-RP125V/YHA2		PUHZ-BP140VHA		PUHZ-RP140V/YHA2		PUHZ-BP200YHA		PUHZ-BP250YHA	
Function		Cooling	Heating	Cooling	Heating	Cooling	Heating	Cooling	Heating	Cooling	Heating
Capacity (min.-max.) (kW)		12.5 (5.5-14.0)	14.0 (5.0-16.0)	13.0 (5.2-15.2)	14.8 (4.7-17.4)	14.0 (5.5-15.3)	16.0 (5.0-18.0)	19.0 (9.0-22.4)	22.4 (9.5-25.0)	22.0 (11.2-28.0)	25.0 (12.5-31.5)
Input (kW)		4.42	4.22	5.39	4.48	5.03	4.51	7.30	7.18	8.53	7.58
COP		2.83	3.32	2.41	3.30	2.78	3.55	2.60	3.12	2.58	3.30
Indoor unit		PEA-RP125EA		PEA-RP140EA2		PEA-RP140EA2		PEA-RP200WGA		PEA-RP250WGA	
Power supply		Single phase, 50Hz, 220-240V						Three phase, 50Hz, 380-415V			
Airflow (Lo-Hi)	CMM	34-42		48-60		48-60		48-60		64-80	
	L/S	567-700		800-1000		800-1000		800-1000		1067-1333	
External static pressure Pa (mmAq)		125Pa (12.7mmAq) <td colspan="6">150Pa (15mmAq)</td>				150Pa (15mmAq)					
Sound pressure level (dB)		54-58		51-55				47-51		53-55	
Dimension	Height (mm)			428						465	
	Width (mm)	1,255				1,415				1,600	
	Depth (mm)			690						614	
Weight (kg)		72		76				74		80	

Stainless steel type for kitchens
and stylish shops.
Easy maintenance is also available.

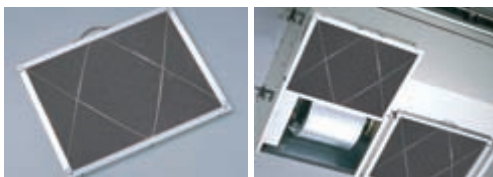
Tough on Oily Smoke

The external casing is made of durable stainless steel that is resistant to oil so that even grimy dirt and stains can be easily removed to keep the unit clean at all times.

High-Performance Oil Mist Filter

The oil mist filter offers 1.5 times* more filtration efficiency compared to conventional types and this helps to reduce the amount of oily smoke entering into the air conditioner. The filter is disposable for hassle-free cleaning and can be easily removed by sliding out the handle towards you.

*Approximate figure



■ Oil mist filter

■ Pull the handle to easily slide the filter out

Easy Maintenance Even for Fan Cleaning

The adoption of a fan casing that can be separated into different sections allows easy fan cleaning. The drain pan can also be cleaned easily on-site as the pipe connector can be quickly removed.



Bring in Outside Air for Fresher Air Conditioning (optional)

The rear panel has a knockout opening that can be used to bring fresh air into the unit. This helps to improve ventilation in the kitchen for more comfort.



PCA-RP71/125HA



optional

SPECIFICATIONS: Ceiling Suspended type (PCA)

Indoor unit		PCA-RP71HA		PCA-RP125HA		PCA-RP125HA	
Outdoor unit		PUHZ-RP71VHA2		PUHZ-BP125VHA		PUHZ-RP125V/YHA2	
Function		Cooling	Heating	Cooling	Heating	Cooling	Heating
Capacity (min.-max.)	(kW)	7.1 (3.3-8.1)	7.6 (3.5-10.2)	11.2 (5.2-12.5)	12.5 (4.7-14.0)	12.5 (5.5-14.0)	13.8 (5.0-16.0)
Input	(kW)	2.49	2.58	4.22	3.83	4.10	4.16
COP		3.21	3.41	2.65	3.27	3.05	3.32
Indoor unit		PCA-RP71HA		PCA-RP125HA		PCA-RP125HA	
Power supply		Single phase, 50Hz, 220-240V					
Airflow (Lo-Mi1-Mi2-Hi)	CMM	17-19		30-38			
	L/S						
Sound pressure level	(dB)	34-38		44-50			
Dimension	Height (mm)	280		280			
	Width (mm)	1,136		1,520			
	Depth (mm)			650			
Weight	(kg)	41		56			

Professional Kitchen Use
Ceiling Suspended **NEW**

PCA
Series



Ceiling Suspended PC Series



PCA-RP50/60/71
100/125/140GA



optional

Designed for ultra-quiet operation and easy maintenance, the PC Series provides exceptional air conditioning.

Extra Slim, Extra Stylish

Sleek and slim with stylishly curved lines, the PC Series blends right into any interior. It also features a single air outlet which allows the auto vane to act as a shutter when the unit is turned off.



Auto Vane Distributes Air Evenly

The auto vane swings up and down automatically to distribute air more evenly to every corner of the room.



Keeps Airflow at Optimum Level According to Ceiling Height

The most suitable airflow can be selected for ceilings up to 3.5m high, enhancing air conditioning efficiency and comfort.

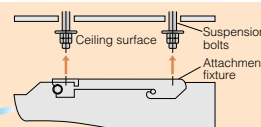
	Standard	High ceiling
Ceiling height	2.7m	3.5m

Greatly Simplified Installation

The new direct suspension system eliminates the task of removing the attachment fixture from the main unit, greatly shortening installation time.

Direct suspension with attachment fixture attached

1. Attach the washer and nuts to the suspension bolts.
2. Suspend the main units to the suspension bolts.
3. Secure the nuts.



Drain Piping Can be Connected in One of Two Directions, to the Left or the Right of the Unit.

(Drain water lift-up mechanism can be supplied as an optional part.)

SPECIFICATIONS: Ceiling Suspended type (PCA)

Indoor unit		PCA-RP50GA		PCA-RP60GA		PCA-RP71GA		PCA-RP71GA		PCA-RP100GA			
Outdoor unit		SUZ-KA50VA		SUZ-KA60VA		SUZ-KA71VA		PUHZ-RP71VHA2		PUHZ-BP100VHA			
Function		Cooling	Heating	Cooling	Heating	Cooling	Heating	Cooling	Heating	Cooling	Heating		
Capacity (min.-max.)	(kW)	4.7 (1.1-5.4)	5.5 (0.9-6.6)	5.5 (1.1-6.3)	6.9 (0.9-8.0)	7.1 (0.9-8.1)	8.0 (0.9-10.2)	7.1 (3.3-8.1)	8.0 (3.5-10.2)	9.4 (3.5-10.0)	9.5 (3.5-11.2)		
Input	(kW)	1.80	1.92	1.92	2.05	2.53	2.49	2.14	2.43	3.46	2.74		
COP		2.61	2.86	2.86	3.37	2.81	3.21	3.32	3.29	2.72	3.47		
Indoor unit		PCA-RP50GA		PCA-RP60GA		PCA-RP71GA		PCA-RP71GA		PCA-RP100GA			
Power supply		Single phase, 50Hz, 220-240V											
Airflow (Lo-Mi1-Mi2-Hi)		CMM		10-11-12-13		14-15-16-18				20-21-23-25			
		L/S		167-183-200-217		233-250-267-300				333-350-383-417			
Sound pressure level		(dB)		37-38-40-42		37-39-41-43				40-41-43-45			
Dimension		Height (mm)		210								270	
		Width (mm)		1,000		1,310							
		Depth (mm)		680									
Weight		(kg)		27		34				37			

Indoor unit		PCA-RP100GA		PCA-RP125GA		PCA-RP125GA		PCA-RP140GA		PCA-RP140GA		
Outdoor unit		PUHZ-RP100V/YHA2		PUHZ-BP125VHA		PUHZ-RP125V/YHA2		PUHZ-BP140VHA		PUHZ-RP140V/YHA2		
Function		Cooling	Heating	Cooling	Heating	Cooling	Heating	Cooling	Heating	Cooling	Heating	
Capacity (min.-max.)	(kW)	10.0 (4.9-11.4)	11.2 (4.5-14.0)	11.2 (5.2-12.5)	12.5 (4.7-14.0)	12.5 (5.5-14.0)	14.0 (5.0-16.0)	13.0 (5.2-14.5)	14.8 (4.7-16.0)	14.0 (5.5-15.3)	16.0 (5.0-18.0)	
Input	(kW)	2.92	3.26	4.08	4.26	3.88	4.11	5.41	4.59	4.65	4.60	
COP		3.42	3.44	2.75	2.93	3.22	3.41	2.40	3.22	3.01	3.48	
Indoor unit		PCA-RP100GA		PCA-RP125GA		PCA-RP125GA		PCA-RP140GA		PCA-RP140GA		
Power supply		Single phase, 50Hz, 220-240V										
Airflow (Lo-Mi1-Mi2-Hi)	CMM	20-21-23-25			27-30-32-34							
	L/S	333-350-383-417			450-500-533-567							
Sound pressure level		(dB)		40-41-43-45		41-43-45-46		42-44-46-48		42-44-46-48		
Dimension	Height (mm)				270							
	Width (mm)	1,310			1,620							
	Depth (mm)				680							
Weight	(kg)	37			43				45			

Elegant design and compact dimensions are ideal for offices, stores and residential uses.

Auto-flap Shutter Enhances Good Looks

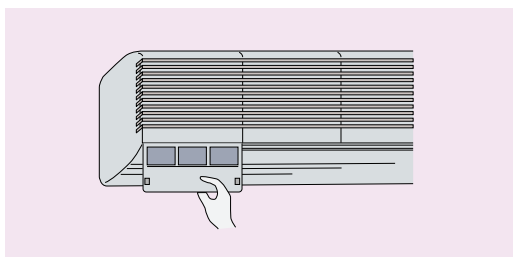


PKA-RP71/100FAL

The Intake Grille Filter Can be Completely Removed Allowing Easy Cleaning

(Can be washed in water)

Filter slides out



4-way Piping Provides more Flexibility in Selecting Installation Sites

Wired Remote Controller Available (Optional)

A separately sold wired remote controller and a terminal block are available to suit various installation sites.



optional

SPECIFICATIONS: Wall Mounted type (PKA)

Indoor unit		PKA-RP71FAL		PKA-RP100FAL		PKA-RP100FAL	
Outdoor unit		PUHZ-RP71VHA2		PUHZ-BP100VHA		PUHZ-RP100V/YHA2	
Function		Cooling	Heating	Cooling	Heating	Cooling	Heating
Capacity (min.-max.)	(kW)	7.1 (3.3-8.1)	8.0 (3.5-10.2)	9.4 (3.5-10.0)	9.5 (3.5-11.2)	10.0 (4.9-11.4)	11.2 (4.5-14.0)
Input	(kW)	1.98	2.40	3.37	2.76	2.93	3.25
COP		3.59	3.33	2.79	3.44	3.41	3.45
Indoor unit		PKA-RP71FAL		PKA-RP100FAL		PKA-RP100FAL	
Power supply		Single phase, 50Hz, 220-240V					
Airflow (Lo-Mi1-Mi2-Hi)	CMM	15-20		22-28			
	L/S	250-333		367-467			
Sound pressure level	(dB)	39-45		41-46			
Dimension	Height (mm)			340			
	Width (mm)	1,400				1,680	
	Depth (mm)			235			
Weight	(kg)	24				28	

Wall Mounted

PK Series



NEW

Compact 4Way Cassette

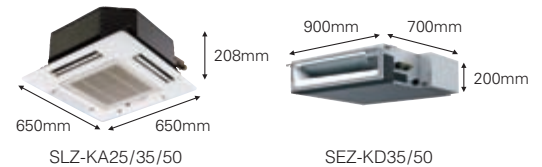
Compact Ceiling Concealed

SLZ/SEZ Series

Our super-quiet compact indoor unit, with cutting edge remote control. Comfortable operation for any places.

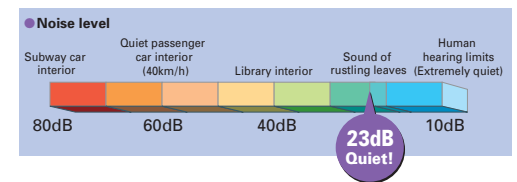
Compact Design

Models for any room in the house. For 2x2 ceiling installation, the SLZ compact cassette, for a perfect fit. The ceiling concealed model, the SEZ Series, compresses installation space at only 200mm in height.



Very Quiet Operation

The S Series, for whisper-quiet operation. Hushed noise level of 23dB (SEZ-KD25/35). For calm and comfy space. You would not recognize the existence of air conditioner.



Energy Saving

Low energy consumption—a must for today's air conditioners. The SLZ/SEZ Series—key to fresh, cost-effective air comfort.

Air-Cleaning Filter

This built-in filter removes dust and contaminants, keeping air fresh all the time. Maintenance is as simple as vacuuming. And more, SLZ Series have a long life filter. It can keep their performance about 2,500 hours without replacement.

SLZ-KA25/35/50VA (L)

SEZ-KD25/35/50/60/71VA (L)



for SLZ for SEZ

SPECIFICATIONS: Compact 4Way Cassette type/Compact Ceiling Concealed type (SLZ, SEZ)

Indoor unit	SLZ-KA25VA (L)	SLZ-KA35VA (L)	SLZ-KA50VA (L)	SEZ-KD25VA (L)	SEZ-KD35VA (L)	SEZ-KD50VA (L)	SEZ-KD60VA (L)	SEZ-KD71VA (L)
Outdoor unit	SUZ-KA25VA	SUZ-KA35VA	SUZ-KA50VA	SUZ-KA25VA	SUZ-KA35VA	SUZ-KA50VA	SUZ-KA60VA	SUZ-KA71VA
Function	Cooling	Heating	Cooling	Heating	Cooling	Heating	Cooling	Heating
Capacity (min.-max.) (kW)	2.5 (0.9-3.2)	3.0 (0.9-4.5)	3.5 (1.0-3.9)	4.0 (0.9-5.0)	4.6 (1.1-5.2)	5.0 (0.9-6.5)	2.5 (0.9-3.2)	3.0 (0.9-4.5)
Input (kW)	0.69	0.83	1.06	1.10	1.63	1.55	0.778	0.83
COP	3.62	3.61	3.30	3.64	2.82	3.22	3.21	3.61
Indoor unit	SLZ-KA25VA (L)	SLZ-KA35VA (L)	SLZ-KA50VA (L)	SEZ-KD25VA (L)	SEZ-KD35VA (L)	SEZ-KD50VA (L)	SEZ-KD60VA (L)	SEZ-KD71VA (L)
Power supply	Single phase, 50Hz, 230V							
Airflow (Lo-Hi)	CMM	8-9-10	8-9-11	5.5-9	7-11	10-15	12-18	12-20
	L/S	133-150-167	133-150-183	92-150	117-183	167-250	200-300	200-333
External static pressure Pa (mmAq)	0							
Sound pressure level (dB)	28-31-37	29-33-38	30-34-39	23-30	23-33	30-37	30-38	30-40
Dimension	Height (mm)	unit: 208, panel: 20		700		900		1,100
	Width (mm)	unit: 570, panel: 650		700		700		
	Depth (mm)	unit: 570, panel: 650		200		200		
Weight (kg)	unit: 16.5, panel: 3		18		21		27	

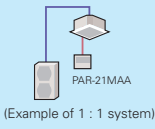
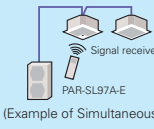
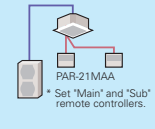
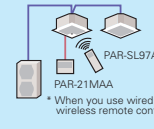
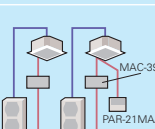
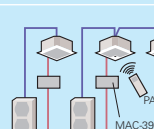
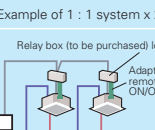
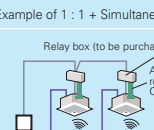
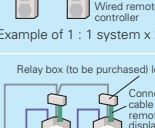
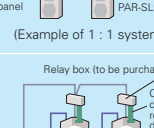
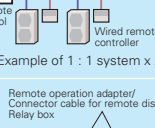
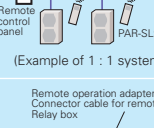
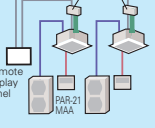
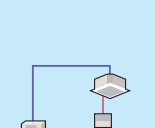
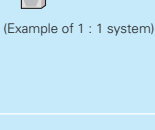
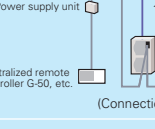
*SLZ-KA VAL and SEZ-KA VAL are with a wireless remote controller.

Main features of Mr.SLIM (Inverter use)

Name of function		Explanation	PLA	PEA	PKA	PCA
Control	Weekly timer		●	●	●	●
	Lossnay connectable	Connection with Lossnay via optional adapter.	●	●	●	●
	System control		●	●	●	●
	M-NET connectable	Connection with City-Multi control via optional M-NET converter.	○	○	○	○
	Operation lock		●	●	●	●
	Limit setting temp.		●	●	●	●
	Auto off timer		●	●	●	●
Airflow	High ceiling airflow setting	If indoor unit installed high ceiling, the airflow can be reached to floor.	●	—	—	●
	72 patterns airflow	According to the layout of room, ideal airflow pattern can be selected.	●	—	—	—
	Auto vane shutter	When operation is stopped, air flap is automatically closed.	●	—	●	●
	Auto swing airflow	The vane move up and down automatically for comfortable air distribution.	●	—	●	●
	4 notch fan speed	Fan speed can be selected by 4 notch (pattern)	●	—	—	●
	2 notch fan speed	Fan speed can be selected by 2 notch (pattern)	—	●	●	—
Comfort	Auto C/H changeover	Operation of cooling or heating is automatically changed according to condition.	●	●	●	●
	Computer dehumidification		●	●	●	●
	Hot start	No cool air being blown out when the heating operation is started.	●	●	●	●
	Quiet operation		●	●	●	●
	Fresh air intake		●	—	—	—
Maintenance	Easy maintenance function		●	●	●	●
	Self-diagnostic display on R/C	From remote controller, error code can be checked.	●	●	●	●
	Long life filter		●	—	—	●
	High efficiency filter (Optional)		○	—	—	○
	Filter sign	On remote controller, user can check the time to replace the filter.	●	—	—	●
	Easy filter cleaning	Filter can be removed easily.	●	—	●	—
	Handy corner pocket	From this pocket, maintenance work can be done without removing the panel.	●	—	—	—
	Simplified drain pan cleaning	Drain pan can be cleaned without removing the panel.	●	—	—	—
Installation	Chargeless system		●	●	●	●
	Drain water lift up		●	—	○	○
	Function setting by remote controller		●	●	●	●
	Test operation from outdoor unit	PUHZ only	●	●	●	●
Others	Multiple system		●	●	●	●
	Low temp. operation		●	●	●	●
	Auto restart function		●	●	●	●

● Standard ○ Optional

System Controls (P Series) Versatile system controls can be realized by using optional parts, relay circuits, control panels, etc.

	System examples		Details	Major optional parts required
	Wired remote controller	Wireless remote controller		
A 1-remote controller control Standard System	 (Example of 1 : 1 system)	 (Example of Simultaneous Twin)	Either wired type or wireless type remote controller can be used.	None
B 2-remote controller control With 2 remote controllers, control can be performed locally and remotely from 2 spots.	 (Example of 1 : 1 system)	 (Example of Simultaneous Twin)	- Up to 2 remote controllers can be connected to 1 group. - Both wired and wireless remote controllers can be used in combination.	- Wired Remote Controller PAR-21MAA - Wired Remote Controller Kit for PKA PAR-21MAAT-E - Wireless Remote Controller PAR-SL97A-E - Wireless Remote Controller Kit for PCA PAR-SL99B-E
C Group Control One remote controller can control plural air conditioners simultaneously under a same setting. * The setting of the refrigerant address is required for outdoor unit.	 (Example of 1 : 1 system x 2)	 (Example of 1 : 1 + Simultaneous Twin)	- One remote controller can control up to 16 refrigerant systems. - Outdoor unit can be started/stopped (thermostat ON/OFF) individually. - Up to 2 remote controllers can be connected.	MAC-397IF-E is required for each indoor unit if the outdoor unit is SUZ or MXZ. (If the outdoor unit is Pseries, no optional parts are required.)
D Operation Control by Level Signal (DC12V) Air conditioner can be started/stopped remotely. In addition, the ON/OFF by local remote controller can be prohibited/permitted.	 (Example of 1 : 1 system x 2)	 (Example of 1 : 1 system x 2)	- Operation other than ON/OFF (adjustment of temperature, fan speed, and air direction, for example) can be performed even when remote controller operation is prohibited. - Timer control is possible with an external timer.	- Adapter for remote ON/OFF PAC-SE55RA-E - Relay box (to be purchased locally) - Remote control panel (to be purchased locally)
E Operation Control by Pulse Signal	 (Example of 1 : 1 system x 2)	 (Example of 1 : 1 system x 2)	- The pulse signal can be turned ON/OFF. - Operation/Fault signal can be received at a distant place (DC 12V signal).	- Connector cable for remote display PAC-SA88HA-E/PAC-725AD (10 pcs. x PAC-SA88HA-E) - Relay box (to be purchased locally) - Remote control panel (to be purchased locally)
F Remote Display of Operating Status Operating status can be displayed at a distant place.	 (Example of 1 : 1 system)	 (Example of Simultaneous Twin)	Operation/Fault signal can be received at a distant place (when channeled through the PAC-SF40RM → no-voltage signal, when channeled through the PAC-SA88HA-E → DC 12V signal).	- Remote display panel (to be purchased locally) - Connector cable for remote display PAC-SA88HA-E/PAC-725AD (10 pcs. x PAC-SA88HA-E) - Relay box (to be purchased locally) - Remote operation adapter PAC-SF40RM *Unable to use with wireless remote controller - Remote display panel (to be purchased locally)
G Timer Operation Allows ON/OFF with timer *For the control by external timer, refer to D Operation Control by Level Signal.	 (Example of 1 : 1 system)		Weekly timer: ON/OFF and up to 8 pattern temperatures can be set for each calendar day. (Initial setting) Simple timer: ON/OFF can be set once each within 72 hr. in a unit of one hour. Auto-off timer: Operation will be switched off after elapsing a certain time. Set time can be changed from 30 min. to 4 hr. at 30 min. intervals. *Simple timer and Auto off timer cannot be used at the same time.	Standard functions of PAR-21MAA
H Centralized Control Centralized control of dispersed air conditioning equipment allows effective monitoring/controlling.	 (Connection with M-NET system)		- Mounting the adapter for M-NET connection to the outdoor unit allows MELANS (M-NET system) connection. - Allows centralized control by MELANS.	M-NET adapter: PAC-SF80MA-E
<Outdoor unit: SUZ or MXZ> Up to 8 indoor units can be switched ON/OFF with one remote controller.	 (Example of 1 : 1 system)		- Centralized remote controller can be connected to each indoor unit via interface. - Individual ON/OFF and switching OFF at a time is possible with centralized controller. The ON/OFF status of each unit can be confirmed by the LED on the centralized remote controller.	MAC-397IF-E (Interface) MAC-821SC-E (Centralized remote controller)
I Interlocking with LOSSNAY LOSSNAY can be controlled with remote controller	 (Example of 1 : 1 system)		LOSSNAY can be connected to the indoor unit.	SLIM-LOSSNAY connection cable

Specifications: Outdoor unit

Outdoor unit					
		SUZ-KA25VA	SUZ-KA35VA	SUZ-KA50VA	SUZ-KA71VA
External finish		Munsell 3.0Y 7.8/1.1			
Power supply		Single phase, 50Hz, 230V			
Compressor output (kW)		0.55	0.65	0.85	1.3
Airflow <cool/heat> CMM (L/S)		34 (568) / 32 (534)	33 (551)	49 (818)	
Sound pressure level (dB)	Cooling	46	47	53	
	Heating	46	48	55	
Sound power level (dB)		59	61	68	
Dimension	Height (mm)	550		850	
	Width (mm)	800		840	
	Depth (mm)	285		330	
Weight (kg)		33	37	53	58
Changeless piping length (m)		7			
Max. pipng length (m)		20		30	
Breaker size (A)		10		20	

*These figures are only outdoor unit.

Outdoor unit					
		PUHZ-RP71VHA2	PUHZ-RP100V/YHA2	PUHZ-RP125V/YHA2	PUHZ-RP140V/YHA2
External finish		Munsell 3.0Y 7.8/1.1			
Power supply		V: Single phase, 50Hz, 220-240V Y: 3 phase, 50Hz, 380-415V			
Compressor output (kW)		1.6	1.9	2.4	2.9
Airflow CMM (L/S)		55 (920)	100 (1670)		
Sound pressure level (dB)	Cooling mode	47	49	50	50
	Silent mode	44	46	47	48
	Heating mode	48	51	52	52
Sound power level (dB)		66	69	70	71
Dimension	Height (mm)	943	1350		
	Width (mm)	950	950		
	Depth (mm)	330+30	330+30		
Weight (kg)		75	121	116	
Changeless piping length (m)		30	30		
Max. pipng length (m)		50	75		
Protection device		Discharge thermo, HP switch	Discharge thermo, HP switch		
Rated running current <cool/heat> (A)		8.04/9.74	V: 12.53/12.39 Y: 4.08/4.03	V: 15.53/15.98 Y: 5.04/5.20	V: 19.65/19.92 Y: 6.37/6.46
Breaker size (A)		25	V: 32 Y: 16	V: 32 Y: 16	V: 40 Y: 16

*These figures are only outdoor unit.

Outdoor unit						
		PUHZ-BP100VHA	PUHZ-BP125VHA	PUHZ-BP140VHA	PUHZ-BP200YHA	PUHZ-BP250YHA
External finish		Munsell 3Y 7.8/1.1				
Power supply		Single phase, 50Hz, 220-240V			3 phase, 50Hz, 380-415V	
Compressor output (kW)		2.0	3.4	3.9	4.7	5.5
Airflow CMM (L/S)		60 (1000)	70 (1170)		130 (2167)	
Sound pressure level (dB)	Cooling mode	50	52	54	59	
	Silent mode	47	49	51	56	
	Heating mode	54	55	56	59	
Sound power level (dB)		70	72	74	77	
Dimension	Height (mm)	943			1350	
	Width (mm)	950			950	
	Depth (mm)	330+30			330+30	
Weight (kg)		66	80	84	126	133
Changeless piping length (m)		20			30	
Max. pipng length (m)		50			70	
Protection device		Discharge thermo, HP switch			Shell thermo, HP switch	
Rated running current <cool/heat> (A)		15.26/11.68	18.24/15.64	19.46/15.38	9.47/9.88	11.0/12.0
Breaker size (A)		25	32	40	32	

*These figures are only outdoor unit.

Notes for All Specifications

Rating conditions (AS/NZS 3823)

Cooling - Indoor: 27°C (80° F) DB, 19°C (66° F) WB

Outdoor: 35°C (95° F) DB

Heating - Indoor: 20°C (68° F) DB

Outdoor: 7°C (45° F) DB, 6°C (43° F) WB

Refrigerant piping length (one-way); 5m (16ft.)

Total input based on the indicated voltage (indoor/outdoor)

	Indoor	Outdoor
50Hz	Single phase, 230V	Single phase, 230V / 3 phase, 400V

Guaranteed Operating Range

		SUZ-KA		PUHZ
		25/35	50/60/71	all
Cooling	Upper limit	46°C	43°C	46°C
	Lower limit	-10°C	-15°C	-5°C (-15°C* ¹)
Heating	Upper limit	24°C	24°C	21°C
	Lower limit	-15°C	-15°C	-20°C* ²

*¹ With the optional air outlet guide, the operation at -15°C outdoor temperature is possible.

*² -11°C for PUHZ-RP71. -15°C for PUHZ-BP100/125/140.

Optional Parts

Part Name	Model Name	Application Name
Joint Pipe ø9.52 → ø12.7 ø15.88 → ø19.05	PAC-SG73RJ-E PAC-SG75RJ-E	PUHZ-RP71 PUHZ-RP100/125/140
Filter Dryer ø9.52 (liquid) ø12.7 (liquid)	PAC-SG82DR-E PAC-SG85DR-E	PUHZ-RP71/100/125/140 PUHZ-RP200/250
Air Outlet Guide	PAC-SG59SG-E	All PUHZ
Air Protect Guide	PAC-SH63AG-E	All PUHZ
Drain Socket	PAC-SG61DS-E MAC-851DS MAC-811DS	All PUHZ SUZ-KA25/35 SUZ-KA50/60/71
Drain Pan	PAC-SG64DP-E	PUHZ-RP71/100/125/140 PUHZ-BP100/125/140
Control / Service Tool	PAC-SK52ST-E	All PUHZ
Distribution Pipe For Twin For Twin For Triple For Quadruple	MSDD-50SR-E MSDD-50WR-E MSDT-111R-E MSDF-1111R-E	All PUHZ
M-NET Adapter	PAC-SF80MA-E	All PUHZ
Program Timer	PAC-SC32PTA	All PUHZ
Remote Sensor	PAC-SE41TS-E	All PUHZ
Remote On/Off Adapter	PAC-SE55RA-E	All PUHZ
Remote Operation Adapter	PAC-SF40RM-E	All PUHZ

Part Name	Model Name	Application Name
L-shape Connection Pipe	PAC-SC84PI-E PAC-SC86PI-E	PKA-RP71 PKA-RP100
High Efficiency Filter	PAC-SE80KF-E PAC-SE81KF-E PAC-SE82KF-E	PCA-RP50 PCA-RP60/71/100 PCA-RP125/140
Wired Remote Controller Kit	PAR-21MAAT-E	PKA-RP
Wireless Remote Controller Kit	PAR-SL99B-E	PCA-RP
Power Supply Terminal Kit	PAC-SG96HR-E	All P Series
Drain Pump	PAC-SE90DM-E	PKA-RP
	PAC-SH20DM-E	PCA-RP50/60
	PAC-SH21DM-E	PCA-RP71
	PAC-SH22DM-E	PCA-RP100/125/140
"i-see Sensor" Corner Panel	PAC-SA1ME-E	PLA-RP
Air Outlet Shutter Plate	PAC-SH51SP-E	PLA-RP
High Efficiency Filter Element	PAC-SH59KF-E	PLA-RP
Multi Function Casement	PAC-SH53TM-E	PLA-RP
Flange for Fresh Air Intake	PAC-SH65OF-E	PLA-RP
Space Panel	PAC-SH48AS-E	PLA-RP
Wiring Replace Kit	PAC-SH52HR-E	PLA-RP
Built-in Wireless Remote Control Receiver Kit	PAR-SA9FA-E	PLA-RP

Refrigerant Piping

Capacity	Between indoor & outdoor units		Pipe size OD / mm (in.)	Thickness (mm)
	Max. height difference / m	Max. piping length / m		
SUZ-KA25	12	20	Liquid: ø6.35	t 0.8
			Gas: ø9.52	t 0.8
SUZ-KA35	12	20	Liquid: ø6.35	t 0.8
			Gas: ø9.52	t 0.8
SUZ-KA50	30	30	Liquid: ø6.35	t 0.8
			Gas: ø12.7	t 0.8
SUZ-KA60	30	30	Liquid: ø6.35	t 0.8
			Gas: ø15.88	t 1.0
SUZ-KA71	30	30	Liquid: ø9.52	t 0.8
			Gas: ø15.88	t 1.0
PUHZ-RP71	30	50	Liquid: ø9.52 (3 / 8)	t 0.8
			Gas: ø15.88 (5 / 8)	t 1.0
PUHZ-RP100/125/140	30	75	Liquid: ø9.52 (3 / 8)	t 0.8
			Gas: ø15.88 (5 / 8)	t 1.0
PUHZ-BP100/125/140	30	50	Liquid: ø9.52 (3 / 8)	t 0.8
			Gas: ø15.88 (5 / 8)	t 1.0
PUHZ-BP200	30	70	Liquid: ø9.52 (3 / 8)	t 0.8
			Gas: ø25.4	t 1.0
PUHZ-BP250	30	70	Liquid: ø12.7	t 0.8
			Gas: ø25.4	t 1.0

Amount of Necessary Refrigerant [R410A: kg]

Piping length	Factory charged	Additional charged					Calculation
	7m	10m	15m	20m	25m	30m	
SUZ-KA25	0.9	0.15	0.3	0.45	—	—	Xg = 30g/m × (length-5)
SUZ-KA35	1.05	0.15	0.3	0.45	—	—	
SUZ-KA50	1.6	0.06	0.16	0.26	0.36	0.46	Xg = 20g/m × (length-7)
SUZ-KA60	1.8	0.06	0.16	0.26	0.36	0.46	
SUZ-KA71	2.0	0.165	0.44	0.715	0.99	1.265	Xg = 55g/m × (length-7)

Piping length	Factory charged	Additional charged			
	10 - 30m	31 - 40m	41 - 50m	51 - 60m	61 - 75m
PUHZ-RP71	3.5	0.6	1.2	—	—
PUHZ-RP100/125/140	5.5	0.6	1.2	1.8	2.4

Piping length	Factory charged	Additional charged			
	10 - 20m	21 - 30m	31 - 40m	41 - 50m	51 - 60m
PUHZ-BP100	3.0	0.6	1.2	1.8	—
PUHZ-BP125	3.4	0.6	1.2	1.8	—
PUHZ-BP140	3.6	0.6	1.2	1.8	—

Piping length	Factory charged	Additional charged			
	10 - 30m	31 - 40m	41 - 50m	51 - 60m	61 - 70m
PUHZ-BP200	10.5	0.9	1.8	2.7	3.6
PUHZ-BP250	10.5	1.2	2.4	3.6	4.8

* The above values apply in the case of 1:1 connections.



Certificate Number
49385



Certificate Number
EC97J1132

Mitsubishi Electric Shizuoka Works acquired ISO9001 certification under Series 9000 of the International Standard Organization (ISO) based on a review of Quality warranties for the production of air conditioning equipment. The plant also acquired environmental management system standard ISO 14001 certification.



MITSUBISHI ELECTRIC CORPORATION

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Appendix 4

The Tinapa Restaurant & Bar's Contracts with Biffa Services



2504629-1-00501399-18934

CONTROLLED WASTE DESCRIPTION AND TRANSFER NOTE******* Complete in BLACK INK only *********Part 1**

Depot/Contract No: 262/2504629*1*00501399 Account No: T30541

Container Description: 240L WHEELIE BIN Standard Glass Mixed

No of Containers on Site 4 No of Collections per week 1

a. Describe the Waste (See Guidance Notes)

Inert ☒ Non-Hazardous ☐ Hazardous / Special Waste (Scotland) ☐ Liquid Waste ☐ Excluded Waste ☐

LOW/EWC CODE**WRITTEN DESCRIPTION OF THE WASTE (See Guidance Notes)**

b.

1	5	0	1	0	7
---	---	---	---	---	---

 c: MIXED GLASS

If the LOW/EWC Code and written description have not been entered please complete this section in the Guidance Notes.

FAILURE TO COMPLETE THE ABOVE SECTIONS WILL RESULT IN THE TRANSFER NOTE BEING RETURNED.

If the LOW/EWC code and written description have been pre-printed on this form it is based on information previously supplied, please carefully check the details. If they are incorrect please enter any amendments in section d and e. (highlighted in grey) below.

d.

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 e:

- Please state the nature of your business (e.g. activity(ies) undertaken, goods or services provided):
- SIC (2007) (please amend if incorrect) 99.00 ACTIVITIES OF EXTRATERRITORIAL ORGANIZATIONS AND BODIES
- Date of collection/transfer (for multiple transfers, give "between" dates – unless notified otherwise subject to max. 12 months) 01/11/2019 TO 31/10/2020

Part 2**Current Holder of the Waste ("Transferor")****Customer**

Name TINAPA RESTAURANT & BAR LIMITED
Address 853 ASHTON OLD ROAD MANCHESTER M11
2NL

Collection Site (place of transfer)

Name TINAPA RESTAURANT & BAR LIMITED
Address 853 ASHTON OLD ROAD MANCHESTER M11
2NL

- a. Are you the producer of the waste? If yes, ignore questions (c) and (d) Yes ☐ No ☐
- b. Have you imported the waste? Yes ☐ No ☐
- c. Are you the holder of a License (WML), Permit or Env Permit? Yes ☐ No ☐
If yes, please state reference number and issuer:
- d. Are you exempt from the requirement to have a License (WML) or Permit? Yes ☐ No ☐
If yes, give reason: (see Guidance Notes)
- e. If you are a Registered Broker please enter details below:
Registration No Issuing Authority Expiry Date

Part 3**Pre-Treatment Declaration**

- a. Do you currently segregate/recycle any of your Waste? Yes ☒ No ☐

Part 4. Person Receiving the Waste ("Transferee") BIFFA WASTE SERVICES LIMITED (Company Registration 946107 – registered in England) of Coronation Road, Cressex, High Wycombe, Buckinghamshire, HP12 3TZ who is, in relation to collection sites in Northern Ireland, a Registered Waste Carrier, Registration no. ROC UT 714. Issued by the NIEA and, in relation to all other sites, a Registered Waste Carrier and Broker, Registration CBDU104360 previously CB/WE5237GH), Issued by the E.A.

I warrant that I have fulfilled my duty to apply the waste hierarchy as required by the revised European Waste Framework Directive.

Authorised signature(s) of Transferor

Names(s) (please print). Date

for and on behalf of Biffa Waste Services Limited

JEFF ANDERSON 3/10/2019
Name (please print). Date



2404872-1-00300000-18934

CONTROLLED WASTE DESCRIPTION AND TRANSFER NOTE******* Complete in BLACK INK only *********Part 1**

Depot/Contract No: 659/2404872*1*00300000 Account No: T30541

Container Description: 1100L WHEELIE BIN Standard General Waste

No of Containers on Site 1 No of Collections per week 1

a. Describe the Waste (See Guidance Notes)

Inert ☐ Non-Hazardous ☒ Hazardous / Special Waste (Scotland) ☐ Liquid Waste ☐ Excluded Waste ☐

LOW/EWC CODE**WRITTEN DESCRIPTION OF THE WASTE (See Guidance Notes)**

b.

2	0	0	3	0	1
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 c: FLOOR SWEEPINGS, FOOD SCRAPS, PACKAGING

If the LOW/EWC Code and written description have not been entered please complete this section in the Guidance Notes.

FAILURE TO COMPLETE THE ABOVE SECTIONS WILL RESULT IN THE TRANSFER NOTE BEING RETURNED.If the LOW/EWC code and written description have been pre-printed on this form it is based on information previously supplied, please carefully check the details. If they are incorrect please enter any amendments in section **d** and **e**. (highlighted in grey) below.

d.

--	--	--	--	--	--

 e:

- Please state the nature of your business (e.g. activity(ies) undertaken, goods or services provided):
- SIC (2007) (please amend if incorrect) 99.00 ACTIVITIES OF EXTRATERRITORIAL ORGANIZATIONS AND BODIES
- Date of collection/transfer (for multiple transfers, give "between" dates – unless notified otherwise subject to max. 12 months) 01/11/2019 TO 31/10/2020

Part 2**Current Holder of the Waste ("Transferor")****Customer**

Name TINAPA RESTAURANT & BAR LIMITED
Address 853 ASHTON OLD ROAD MANCHESTER M11
2NL

Collection Site (place of transfer)

Name TINAPA RESTAURANT & BAR LIMITED
Address 853 ASHTON OLD ROAD MANCHESTER M11
2NL

- a. Are you the producer of the waste? If yes, ignore questions (c) and (d) Yes ☐ No ☐
- b. Have you imported the waste? Yes ☐ No ☐
- c. Are you the holder of a License (WML), Permit or Env Permit? Yes ☐ No ☐
If yes, please state reference number and issuer:
- d. Are you exempt from the requirement to have a License (WML) or Permit? Yes ☐ No ☐
If yes, give reason: (see Guidance Notes)
- e. If you are a Registered Broker please enter details below:
Registration No Issuing Authority Expiry Date

Part 3**Pre-Treatment Declaration**

- a. Do you currently segregate/recycle any of your Waste? Yes ☒ No ☐

Part 4. Person Receiving the Waste ("Transferee") BIFFA WASTE SERVICES LIMITED (Company Registration 946107 – registered in England) of Coronation Road, Cressex, High Wycombe, Buckinghamshire, HP12 3TZ who is, in relation to collection sites in Northern Ireland, a Registered Waste Carrier, Registration no. ROC UT 714. Issued by the NIEA and, in relation to all other sites, a Registered Waste Carrier and Broker, Registration CBDU104360 previously CB/WE5237GH), Issued by the E.A.

I warrant that I have fulfilled my duty to apply the waste hierarchy as required by the revised European Waste Framework Directive.

Authorised signature(s) of Transferor

Names(s) (please print). Date

for and on behalf of Biffa Waste Services Limited

JEFF ANDERSON 3/10/2019
Name (please print). Date



2404872-1-00303100-18934

CONTROLLED WASTE DESCRIPTION AND TRANSFER NOTE******* Complete in BLACK INK only *********Part 1**

Depot/Contract No: 659/2404872*1*00303100 Account No: T30541

Container Description: 1100L WHEELIE BIN Standard Mixed Recycling Dry Mixed Recycling

No of Containers on Site 1 No of Collections per week 1

a. Describe the Waste (See Guidance Notes)

Inert ☐ Non-Hazardous ☒ Hazardous / Special Waste (Scotland) ☐ Liquid Waste ☐ Excluded Waste ☐

LOW/EWC CODE**WRITTEN DESCRIPTION OF THE WASTE (See Guidance Notes)**

b.

1	5	0	1	0	6
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 c: PAPER, CARD, TINS, PLASTIC AND CANS

If the LOW/EWC Code and written description have not been entered please complete this section in the Guidance Notes.

FAILURE TO COMPLETE THE ABOVE SECTIONS WILL RESULT IN THE TRANSFER NOTE BEING RETURNED.

If the LOW/EWC code and written description have been pre-printed on this form it is based on information previously supplied, please carefully check the details. If they are incorrect please enter any amendments in section d and e. (highlighted in grey) below.

d.

--	--	--	--	--	--

 e:

- Please state the nature of your business (e.g. activity(ies) undertaken, goods or services provided):
- SIC (2007) (please amend if incorrect) 99.00 ACTIVITIES OF EXTRATERRITORIAL ORGANIZATIONS AND BODIES
- Date of collection/transfer (for multiple transfers, give "between" dates – unless notified otherwise subject to max. 12 months) 01/11/2019 TO 31/10/2020

Part 2**Current Holder of the Waste ("Transferor")****Customer**

Name TINAPA RESTAURANT & BAR LIMITED
Address 853 ASHTON OLD ROAD MANCHESTER M11
2NL

Collection Site (place of transfer)

Name TINAPA RESTAURANT & BAR LIMITED
Address 853 ASHTON OLD ROAD MANCHESTER M11
2NL

- a. Are you the producer of the waste? If yes, ignore questions (c) and (d) Yes ☐ No ☐
- b. Have you imported the waste? Yes ☐ No ☐
- c. Are you the holder of a License (WML), Permit or Env Permit? Yes ☐ No ☐
If yes, please state reference number and issuer:
- d. Are you exempt from the requirement to have a License (WML) or Permit? Yes ☐ No ☐
If yes, give reason: (see Guidance Notes)
- e. If you are a Registered Broker please enter details below:
Registration No Issuing Authority Expiry Date

Part 3**Pre-Treatment Declaration**

- a. Do you currently segregate/recycle any of your Waste? Yes ☒ No ☐

Part 4. Person Receiving the Waste ("Transferee") BIFFA WASTE SERVICES LIMITED (Company Registration 946107 – registered in England) of Coronation Road, Cressex, High Wycombe, Buckinghamshire, HP12 3TZ who is, in relation to collection sites in Northern Ireland, a Registered Waste Carrier, Registration no. ROC UT 714. Issued by the NIEA and, in relation to all other sites, a Registered Waste Carrier and Broker, Registration CBDU104360 previously CB/WE5237GH), Issued by the E.A.

I warrant that I have fulfilled my duty to apply the waste hierarchy as required by the revised European Waste Framework Directive.

Authorised signature(s) of Transferor

Names(s) (please print). Date

for and on behalf of Biffa Waste Services Limited

JEFF ANDERSON 3/10/2019
Name (please print). Date



hollissvincent.
Planning + Development Consultants

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