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Planning, Development & Heritage Consultants

Hydes Brewery Ltd

Proposed Mixed-Use Development at 34 Turner Street, Northern Quarter, Manchester City Centre

Planning and Heritage Statement

31 October 2013

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1. Introduction

1.1 This Planning and Heritage Statement has been prepared by Paul Butler Associates on behalf of Hydes Brewery Ltd. The statement has been provided in support of a planning application to redevelop a group of buildings in Manchester City Centre's Northern Quarter. The proposal is for the change of use of the part vacant buildings to a mixed-use hotel/public house/restaurant (use classes C1/A4/A3); rebuilding and alterations to the elevations; and, provision of an outdoor seating area.

1.2 For clarity, whilst a group of buildings currently occupy the application site, the proposal intends to unify them into a single development that is owned, operated and managed by Hydes. Of relevance to this application, Hydes are a long established independent family brewer and pub retailer that is based in Manchester and has had an association with the city dating from 1863. Following an extensive search and detailed analysis, the application site was identified as an ideal location for the proposed scheme.

Structure of the Statement

1.3 In order to provide a clear understanding of the proposed scheme and its relationship with the surrounding area, this statement includes:

- A description of the application site and surrounding area;
- A review of the application site's planning history and a summary of pre-application discussions between the design team, Manchester City Council's officers and the local community;
- An overview of the proposed scheme;
- A review of the relevant national and local planning policy guidance; and,
- An appraisal of the proposed scheme against its planning policy context and relevant planning and heritage issues.

Supporting Information

1.4 The application is supported by a series of drawings prepared by Allison Pike Architects and the following documents:

- A Design and Access Statement prepared by Allison Pike Architects;
- An Acoustic Report prepared by Acoustic and Engineering Consultants (AEC) Ltd;
- A Crime Impact Statement prepared by Greater Manchester Police Design for Security; and,
- A Highways Assessment Technical Note prepared by SCP Transport.

2. The Application Site and Surrounding Area

The Application Site

2.1 The application site is occupied by a group of buildings bounded by Turner Street to the north, Red Lion Street to the east, Catlow Lane to the south and Union Street to the west.

2.2 A total of 4 buildings occupy the site, including 34 Turner Street, 15 Red Lion Street and 36-38 Turner Street, 1-7 Catlow Lane and 14 Union Street, and 16 Union Street. Internally, the buildings are largely vacant, with the exception of a retail use (C.L. Emporium) that extends across the ground floor of the buildings, and the use of space on the first floor for storage. The majority of floorspace within the buildings has been vacant and unused for several years.

2.3 Externally, the buildings are between three and four storeys in height, largely comprising redbrick and pitched slate roofs. The buildings are of some historic and architectural significance, reflected by the use of historic building materials and architectural styles. The application site's redbrick, three/four storey buildings are typical of many of the workshops and warehouses built in this part of the city, which were provided for the growing textile industry in Manchester at this time.

2.4 However, there has been significant fire damage to 16 Union Street which is beyond economic repair; the undertaking of unsympathetic alterations and additions – particularly evident on the corner of Union Street and Catlow Lane; and, there are numerous bricked/boarded up windows, with roller shutters incorporated at ground floor level. This gives the impression of a site with an uncared for appearance that has a negative impact on the wider environment.



Figure 1: View of the application site from the corner of Red Lion Street and Turner Street



Figure 2: View of fire damaged 16 Union Street



Figure 3: View of the recent works to1-7 Catlow Lane and 14 Union Street

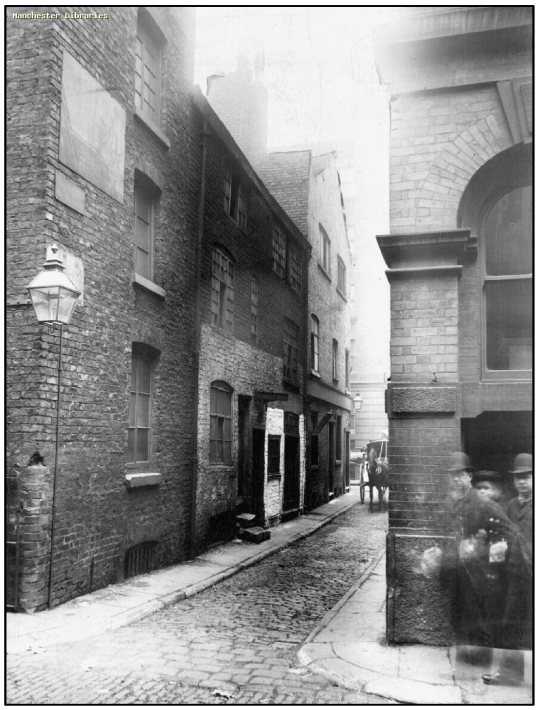

Figure 4: Photograph from 1892 looking along Catlow Lane from Union Street

2.5 In the past, some of the buildings on the application site have been used as drinking establishments. Historical plans show that a pub named 'The Old Original Barley Mow' occupied 34 Turner Street, and an archive photograph shows that the pub existed until as recently as 1975. It is believed (and documented on the 'Pubs of Manchester Past & Present' website) that a second pub occupied 15 Red Lion Street and 36-38 Turner Street (from which Red Lion Street takes its name) from the early 19th century until the early-mid

20th century. The former public house use of this building is perhaps apparent from the external appearance at ground floor level and the location of its corner entrance(s).

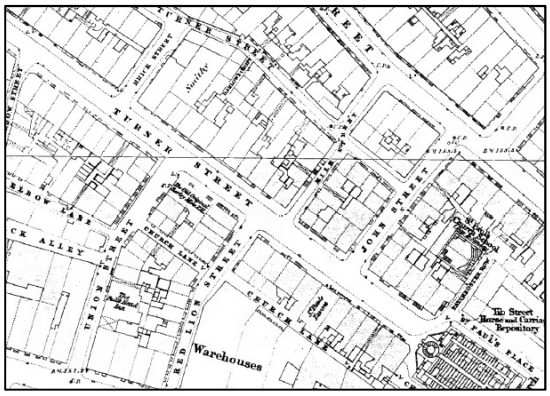

Figure 5: 1851 Map showing 'The Old Original Barley Mow P.H.'



Figure 6: Photograph of the public house in 1975

The Surrounding Area

2.6 The site is located in the Northern Quarter area of the City Centre, an area that lies between the Arndale Centre to the west and the Rochdale Canal Basin and Piccadilly Rail Station to the east. It is, as a consequence, well located to the more strategic retail and transport facilities of the City Centre, with the Council's multi storey Church Street car park adjacent to the site.

2.7 The application site is located within the boundaries of the Smithfield Conservation Area. Designated in 1971, the conservation area is bounded by Swan Street to the north, Oldham Street to the east, Market Street to the south, and High Street and Shudehill to the west. The conservation area is one of three in this area of the City Centre, which also includes the Shudehill and Stevenson Square Conservation Areas. The overall character

and variety of good quality historic architectural styles in the conservation area has been important in developing new activity and buildings. This has created a positive mix of new and old architecture along with historic and modern uses that gives the area a vibrancy and attraction that continues to support important investment, business development and residential uses.

2.8 The Northern Quarter is known for its diversity and mix of uses, often co-existing in the same street and building. This mix extends from commercial uses including offices, restaurants/cafes, bars, takeaways and shops; to a residential use that has become increasingly established in the area over the last two decades. Commercial uses in proximity to the application site include 'Solita bar and grill' and 'Earth vegetarian café and juice bar' on Turner Street; and, 'Twilight restaurant' and 'Montpellier's bar and cafe' on Kelvin Street. Also, Manchester Buddhist Centre lies to the west of the site and the Muslim Youth Foundation to the north-west.



Figure 7: 'Earth' vegetarian café and juice bar located on Turner Street



Figure 8: 'Twilight' restaurant and 'Montpellier's bar and café located on Kelvin Street

2.9 Residential development in the Northern Quarter has predominantly involved the conversion of existing buildings, although there has also been new build schemes. Residential premises surrounding the application site include 4-6 and 3-7 Union Street, Clydesdale House and the Margolis building located on Turner Street, and 43 Turner Street.



Figure 9: Residential use at 4-6 Union Street



Figure 10: Margolis Building with Solita Bar and Grill on the lower floors

2.10 The Northern Quarter therefore has a distinctive townscape which includes large and smaller buildings and is complemented by the buildings being generally built up to back of pavement. This built form together with the loose grid pattern of streets gives the area around the application site a fine urban grain in design terms. There is also a diversity of materials used in the area, with older buildings tending to comprise stone, brick and slate.

2.11 Although there has been significant investment in the Northern Quarter in recent years, there remain a number of vacant sites, and derelict or underused buildings that have a negative impact on the environment. Regenerating vacant and derelict sites is a key objective of the City Council as is evidenced by recent investment and new construction.



Figure 11: Vacant site adjacent to the application site on Red Lion Street



Figure 12: Derelict properties on Union Street

3. Planning History and Pre-application Discussions

Planning History

3.1 A search of Manchester City Council's online public access system identifies a limited planning history associated with the application site. However, for completeness, details of the submitted applications are provided below.

070523/AO/2004/C1

Location: 34/38 Turner Street, City.

Application: Retrospective consent for 2no. illuminated projecting signs and 2no. illuminated entrance signs and 2 no. illuminated fascia signs for a temporary period of 18 months.

Decision: Approved 1 March 2004.

070524/FO/2004/C1

Location: 34/38 Turner Street City.

Application: Retrospective application for temporary elevational alteration including new shop fronts, to facilitate temporary use of premises as a television film production set for a period of 18months.

Decision: Approved 1 March 2004.

F02431

Location: The Barley Mow, Turner Street/Union Street, City.

Application: Use of public house as a clothing warehouse.

Decision: Approved 21 April 1975.

Pre-Application Discussions

3.2 Pre-application discussions have played an important role in shaping the design of the proposed development. Paragraphs 188 – 195 of the National Planning Policy Framework sets out the benefits of early engagement, including consideration of all fundamental

planning issues associated with a proposal, which enables timely decisions to be made and reduces costs/delays to the applicant; and, enables agreement on the information required to accompany an application. As set out below, pre-application discussions have been held with the Council and the local community.

The Council

3.3 Prior to submission of the planning application, the design team have had various discussions with Manchester City Council officers. A meeting was held with a Council planning officer on 22 August 2013 to discuss the proposed scheme, the planning issues requiring consideration and the information required to accompany an application. It was confirmed that the principle of the proposed scheme was considered acceptable.

3.4 On the advice of the Council's planning officer, contact was also made with the Council's highways officer, primarily to discuss refuse management and servicing, but also other highways issues requiring consideration. In response, minor amendments have been made to the proposed scheme; and, SCP Transport were commissioned to prepare a Technical Note which responds positively to the various points raised.

Statement of Community Involvement

3.5 The design team thought it important to engage with the local community prior to the application's submission. A public consultation session took place between 5:30pm and 8:30pm on Wednesday 16 October 2013 at the site. Invitation letters (see appendix 1) were circulated to surrounding residents/businesses, whilst direct contact was made with the City Centre ward Councillors. The purpose of the consultation session was to explain the proposed scheme and to allow people the opportunity to fully appreciate the proposals. The event was attended by neighbouring residents and businesses and Councillor Joan Davies. 11 people attended the session and the design team were on hand to respond to any questions.

3.6 The majority of the questions raised related to potential impact on residential amenity. It was explained that various measures would be put in place to minimise noise breakout

from the premises (as suggested in the acoustic report) and that the management and operation of the premises would limit any disturbance from people entering and leaving the premises. Hydes explained that they were proposing a high end quality operation, and that due to accommodating hotel guests, it was in their interests to ensure noise and disturbance was kept to a minimum. In order to maintain a good relationship with their neighbours, Hydes also confirmed that once the development was operating there would be on-going consultation with residents. There were questions asked about timescales and it was confirmed that the aim was for planning permission to be secured in early 2014 and completion in the autumn.

3.7 Although there were a couple of residents who initially had reservations, these views changed once the proposed drawings and the scheme concept was explained in further detail. The majority of residents left the event confirming their support for the scheme and acknowledging the benefits that it would bring to the site and wider area. Following the event we have received correspondence from a resident in support of the proposals (see appendix 2).



Figure 13: On-site consultation event



Figure 14: On-site consultation event

3.8 The submitted scheme has been designed in response to the aspirations of the client; Manchester City Council's planning and highways officers; and, the local community.

4. The Proposed Scheme

4.1 The proposed scheme is for the change of use of a group of part vacant buildings to a mixed-use hotel/public house/restaurant (use classes C1/A4/A3); rebuilding and alterations to the elevations; and, provision of an outdoor seating area.

Hotel/Public House/Restaurant

4.2 The entire group of buildings will be developed, utilising the basement and the three main floors. The hotel entrance will be from Union Street. It will lead to the reception area and a new staircase and lift which will provide access between the floors. A total of 14 hotel rooms are provided: rooms 1-2 on the ground floor; rooms 3-5 on the first floor; and, rooms 6-14 on the second floor, together with manager's accommodation.

4.3 The remainder of the ground floor is developed as a bar lounge which can be accessed from 2 existing corner entrances. The ground floor also accommodates a disabled WC, a deliveries area and walk-in store unit, and a refuse bin store. The remainder of the first floor comprises a bar/dining area, a private dining room, and a kitchen which will provide food for both hotel and pub patrons. The basement will accommodate store areas, an office, staff cloak room and male/female toilets; and, the roof will accommodate a plant deck and plant room.

External Alterations

4.4 Externally, there will be a series of repair/restoration works to the building's existing fabric. For example, stone cills and lintels will be cleaned; timber ground floor fascia's stripped back, renewed and painted; removal of paint on the brickwork; timber windows will be repaired and repainted where necessary; and, damaged rainwater goods will be replaced. The main alterations to the external elevations will include:

Red Lion Street

- Re-opening a boarded up ground floor window and a bricked up second floor window.
- Installation of sliding/folding window panels on the Red Lion Street elevation.
- New wall tiling below the ground floor windows.
- Removal of existing steps to corner entrance to allow level access.

Catlow Lane

- Re-opening numerous boarded up windows.
- Utilising an existing doorway and new metal gate to provide access to the refuse bin store.
- Installing a new barrel hoist opening with steel security doors.

Union Street

- Removal of 16 Union Street due to the building suffering from significant fire damage. It will be replaced by a wooden structural wall panel system at ground floor level, and an open steel structure in galvanised steel to form new external terrace and landing area on upper levels.
- Removal of steel balcony and replacement steel Juliet balcony balustrade at second floor level.
- Removal of roller shutters and reopening a number of boarded up windows.
- Replacement of an existing door with a window.
- New wall tiling below the ground floor windows.

Turner Street

- Removal of roller shutters and replacement of an existing door with a window.
- New boxed housing to canvas awning which will be recessed into the replacement fascia.

- New wall tiling below the ground floor windows.

Internal Alterations

4.5 Internal alterations proposed include:

- Selective demolition of internal walls and installation of new partition walls.
- Reconfiguration of internal staircases, including the addition of two new staircases and installation of a lift connecting the ground, first and second floors.
- Infilling of a small internal courtyard.

Outdoor Seating Area

4.6 The proposed scheme involves the change of use of a small area of Turner Street to form an outdoor seating area for the exclusive use for patrons.

4.7 The proposed seating area will be located immediately adjacent to the building elevation and will comprise an area of approximately 10m2. The seating area will ensure a minimum unobstructed footway of 1.8m on Turner Street.

4.8 The outdoor area will accommodate 6 foldaway tables with seating for 12 people (see appendix 3 for table and chair specification). The seating area is to be clearly defined from the remainder of Turner Street by canvas barriers which are supported by two poles at either end. No umbrellas/parasols, space heaters or additional external lighting are proposed.

4.9 No amplified sound or music will be played in the outdoor seating area.

4.10 The seating area will be used for the consumption drinks and food. Only customers sitting at a table will be served.

4.11 The seating area will be used between 11:00 – 23:00 and will operate daily if weather conditions permit. The hours of use will be displayed both inside and outside the venue. At 23:00 all tables, chairs, posts and barriers will be removed from the seating area and stored in the building's basement. No food or drinks will be permitted outside the venue after 22:30.

4.12 The venue's management will ensure sufficient staffing levels to regularly clear the seating area, ensuring tables are properly wiped down, any spillages are cleaned up and any waste or litter is cleared away. Glasses and bottles will be collected regularly. The area will be thoroughly cleaned after its close and any waste or litter will be placed in bins located inside the venue before the area is inspected and signed-off by the venue's management. If required, the area will be regularly jet washed to remove chewing gum or stains. Any jet washing will take place during the daytime. Any waste or litter that has gone astray from customers will be regularly cleared from Turner Street.

4.13 Security Industry Authority (SIA) registered door staff will be employed on Friday and Saturday night to monitor the seating area from 21:00. All door staff will wear a clear plastic armband containing their SIA card. The outside area will be covered by the premises CCTV system.

Operating Schedule, Dispersal Procedure and Smoking Strategy

4.14 The proposed uses will be managed by Hydes in accordance with an operating schedule, dispersal procedure and smoking strategy which is described below:

Operating Schedule

4.15 The operating schedule demonstrates the scheme's compliance with the Council's licensing objectives, namely: the prevention of crime and disorder; public safety; the prevention of public nuisance; and, the protection of children from harm.

Prevention of Crime and Disorder

4.16 A stringent management policy will be instigated to ensure a safe and enjoyable environment is created for patrons and reduce any occurrence of antisocial behaviour or adverse impact on amenity.

4.17 The premises will be equipped with an effective and adequate CCTV system with a digital recording facility. The system shall be maintained and operated at the premises. Recorded images will be retained for at least 28 days and will be available to the police upon request.

4.18 Any person who appears intoxicated or is behaving in a disorderly manner will not be allowed to enter the venue. Staff will be trained to deal with intoxicated or disorderly customers in an appropriate manner and to recognise any suspicious behaviour. If necessary, the management will implement a search policy to prevent drugs or offensive weapons entering the premises.

4.19 The management shall seek advice from Greater Manchester Police's City Safe Team. Any person found to be using drugs will be removed from the premises. Any person found dealing drugs will be detained and handed to the police.

4.20 Regular toilet checks will be conducted by staff to ensure no one is conducting criminal activities. The management will ensure that sufficient toilets with an appropriate number of male/female toilets as per British Standards are available. Sufficient lighting levels will be maintained. The management will install toilet attendants if problems occur.

4.21 SIA accredited door staff will be employed at the venue on a Friday and Saturday from 21:00 till close. The door staff will wear high visibility armbands which will clearly display their SIA badge.

4.22 Staff will undergo a training programme to ensure compliance with health and safety and fire prevention legislation. The management will ensure that fire extinguishers are regularly

maintained and inspected and will ensure the development and implementation of evacuation procedures.

Public Safety

4.23 The management shall implement staff awareness schemes and training to ensure compliance with health and safety and fire prevention legislation.

4.24 The management will ensure the development and implementation of evacuation procedures.

4.25 All staff will be trained to safely handle emergencies.

Prevention of Public Nuisance

4.26 Noise from amplified music shall not be such as to cause noise nuisance to the occupants of nearby premises. There will not be a dance floor. There will be no music played outside the premises.

4.27 Signage will ask customers using the outdoor seating area to keep noise to a minimum. Customers using the area will be actively encouraged by staff to keep noise to an appropriate level and will be monitored to ensure that noise is kept to a reasonable level. Customers who disregard requests to keep the noise down will be asked to leave.

4.28 The recommendations of the accompanying Acoustic Report prepared by AEC Ltd will be adhered to.

Protection of Children from Harm

4.29 Staff will be vigilant towards underage drinking. Prominent signage will be displayed about the laws relating to children and alcohol.

4.30 The venue will operate a "Challenge 21" policy, with staff trained at six monthly intervals in the law regarding sale of alcohol to underage people. Only photographic driving licences, passports, HM Forces cards, National Identity Cards or identification with the "PASS" hologram will be accepted.

4.31 Bar staff shall be informed that they have a shared responsibility for being satisfied as to the age of customers before alcohol is sold.

Dispersal Procedure

4.32 The management will implement a 'winding down period' during the last hour of service. At this time staff together with SIA accredited door staff will assist with the orderly and gradual dispersal of patrons, actively discouraging customers from assembling outside the venue. Staff shall advise patrons to leave the premises quickly and quietly. Notices will also be displayed requesting patrons to be quiet and considerate when leaving the premises.

4.33 Patrons will not be permitted to take drinks out of the venue, with staff removing any bottles or glasses from patrons as they leave. The management will provide patrons with a telephone number of a private hire taxi firm if requested, on the proviso that the taxi firm will operate a ring back system and not create any additional noise either by sounding their horn or leaving their engine running while they wait for customers.

4.34 Staff will also be advised to leave the premises in a quiet and considerate manner.

Smoking Strategy

4.35 A delineated smoking area shall be provided for those patrons of the premises who wish to smoke and the area will be in range of a CCTV system.

4.36 A wall-mounted cigarette disposal bin will be provided and ashtrays will be provided on the tables. Signs within the outdoor seating area will ask smokers to use the bin or the

ashtrays to dispose of cigarette butts. The bin and ashtrays will be regularly emptied by staff. Any cigarette butts found on the floor will be cleared away promptly by staff. Anyone seen dropping cigarette butts will be asked by staff to pick them up and dispose of them in the bin or ashtrays. Ashtrays will be removed from the seating area and stored inside the premises at 23:00.

4.37 Signs and staff will request customers to keep noise to a minimum. Customers ignoring these instructions may not be readmitted to the premises and may be barred from the premises in the future.

5. National and Local Planning Policy Context

5.1 Planning policy guidance of relevance to the proposed scheme, and which provides the context for its assessment, is set out within the following documents:

- The National Planning Policy Framework (NPPF); and,
- The Development Plan for Manchester.

National Planning Policy Framework (NPPF)

5.2 Published on 27 March 2012, the National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The document states that the purpose of the planning system is to contribute to the achievement of sustainable development. Of relevance to the proposed scheme it states that:

- Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including: making it easier for jobs to be created; replacing poor design with better design; and, improving the conditions in which people take leisure (paragraph 9).

- There are various principles which state that planning should enhance and improve the places in which people live; proactively drive and support sustainable economic development to deliver business; secure high quality design and a good standard of amenity; promote the vitality of our main urban areas; encourage the reuse of existing resources, including conversion of existing buildings; encourage the effective use of land by reusing it; promote mixed-use developments; conserve heritage assets; and, focus significant development in locations which are sustainable (paragraph 17).

- Encouraging sustainable economic growth and ensuring that businesses are not overburdened by planning policy expectations and are afforded the flexibility to expand (Section 1).

- Planning policies should be positive, promote competitive town centre environments, encourage growth and support the viability and vitality of town centres (Section 2).

- Encouraging developments to take the following into account: maximising opportunities for sustainable transport modes; ensuring safe and suitable access to the site can be achieved for all people; accommodating the efficient delivery of goods and supplies; giving priority to pedestrian/cycle movements and access to high quality public transport facilities; and, considering the needs of people with disabilities (Section 4).

- Achieving high quality and inclusive design for all development, including individual buildings. Developments should: function well and add to the overall quality of the area; establish a strong sense of place using streetscapes and buildings to create attractive and comfortable places to live, work and visit; optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses; respond to local character and history; create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion; and, be visually attractive (Section 7).

- Facilitating social interaction and creating healthy and inclusive communities by amongst other things: promoting opportunities for meetings between members of the community through mixed-use developments and active street frontages; and, creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion (Section 8).

- Contributing to and enhancement of the local environment by encouraging the effective use of land by re-use of previously developed brownfield land (Section 11).

- Striving to retain and enhance the significance of heritage assets and their settings (Section 12).

The Development Plan for Manchester

5.3 The Development Plan for Manchester comprises the following documents:

- The Core Strategy Development Plan Document (July 2012);
- Saved policies of the Unitary Development Plan for Manchester (July 1995); and,
- The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007).

The Core Strategy Development Plan Document (July 2012)

5.4 The Core Strategy, adopted in July 2012, is the key Development Plan Document against which proposals should be judged. Core Strategy objectives and policies of particular relevance to the proposed scheme include:

- Policy SP 1 'Spatial Principles' which states that the Regional Centre will be the focus for economic and leisure activity; and, that development should enhance/protect the built/natural environment, reuse previously developed land wherever possible and improve access to jobs.

- Policy EC 1 'Employment and Economic Growth in Manchester' aims to improve access to jobs and continue the social, economic and environmental regeneration of the City, whilst seeking efficient use of buildings and minimising detrimental impacts on adjacent uses.

- Policy CC 1 'Primary Economic Development Focus' states that a range of uses, including leisure, will be encouraged in the City Centre, to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.

- Policy CC 4 'Visitors-Tourism, Culture and Leisure' states that the City Centre will be the focus for culture and leisure; and, promotes development which improves facilities for visitors and residents. In particular new hotel development which contributes to the City Centre hotel offer will be supported.

- Policy CC 7 'Mixed Use Development' states that active ground floor uses (food and drink/leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.

- Policy CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets, including conservation areas.

- Policy CC 10 'A Place for Everyone' promotes developments which increase the diversity of activity in the City Centre.

- Policy C 1 'Centre Hierarchy' states that development of town centre uses will be prioritised in centres, taking account of the different roles of the City Centre.

- Policy C 10 'Leisure and the Evening Economy' supports evening and night time economy uses which contribute to the city centre's vitality and the creation of a safe, inclusive evening economy and which do not have a detrimental impact on residential amenity in terms of noise, traffic and disturbance.

- Policy T 2 'Accessible area of opportunity and need' seeks to ensure that new development is accessible by walking/cycling/public transport.

- Policy EN 1 'Design Principles and Strategic Character Areas' requires all developments to follow the seven principles of urban design.

- Policy EN 3 'Heritage' sets out that new developments must be designed so as to support the Council in preserving or enhancing the historic environment.

- Policy EN 19 'Waste' states that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.

- Policy DM 1 'Development Management' sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility;

community safety and crime prevention; adequacy of internal accommodation and external amenity space and refuse storage and collection.

Saved Policies of the Unitary Development Plan for Manchester (July 1995)

5.5 The UDP was superseded by the Core Strategy. However, a number of UDP polices have been 'saved'. Extant polices contained within the UDP which are relevant to the proposed scheme include:

- Policy RC20 Area 4 Swan Street/Shudehill/Tib Street/Church Street promotes the retention of existing activities and their scale and character and investment in existing buildings.

- Policy DC10 seeks to ensure that food and drink uses protect the amenity of nearby residents.

- Policy DC14 seeks to ensure that the frontages and signage of commercial premises are in keeping with the character of the building and the surrounding area.

- Policy DC18.1 seeks to protect, preserve and enhance the character of the city's conservation areas.

- Policy DC22.1 seeks to ensure that local pedestrian movements are not unacceptably inconvenienced by new development.

- Policy DC26 aims to minimise the adverse impact of noise on noise-sensitive developments.

Guide to Development in Manchester Supplementary Planning Document 2007 (SPD)

5.6 This document aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that everyone wants to see in Manchester. The sections of the guide that have been considered in the development of the proposed scheme include:

- Section 1 'Creating a Sense of Place' aims to encourage the creation of places which are welcoming, inclusive, neighbourly, interesting and attractive.

- Section 2 'Design' provides guidance under 7 key principles recognised as being urban design characteristics which together create successful places.

- Section 3 'Accessibility' sets out design principles that will help to achieve accessible development and makes reference to the guidance document 'Design for Access 2' which provides detailed information on design standards.

- Section 4 'Environmental Standards' considers energy efficiency, the use of renewable energy and water and waste management.

- Section 6 'Parking Guidelines' promotes the sensitive location of car parking and secure cycle parking.

- Section 8 'Community Safety and Crime Prevention' promotes a safer environment.

5.7 For the reasons given in section 6 below it is considered that the proposal is wholly consistent with the above planning policy guidance.

6. Planning and Heritage Appraisal

6.1 Having regard to the planning policy guidance detailed in section 5, the key material considerations against which the proposed scheme should be considered include:

- Principle of Hotel/Public House/Restaurant Use
- Principle of Outdoor Seating Area
- Heritage Considerations (Heritage Asset Statement)
- Residential Amenity
- Sustainability Credentials: Economic, Social and Environmental Benefits
- Servicing; Waste Management and Deliveries
- Access for Disabled People
- Crime and Safety Issues
- Accessibility and Highway Issues
- Air Conditioning Units

6.2 Further material considerations against which the scheme should be considered relate to the design of the scheme and its accessibility throughout. These issues are considered in more detail in the Design and Access Statement produced by Allison Pike Architects.

Principle of Hotel/Public House/Restaurant Use

6.3 The application site's location within Manchester City Centre and the heart of the Northern Quarter makes it ideal for the proposed mixed-use scheme. At present, the underuse and poor state of repair of the existing buildings has a negative impact on the immediate environment, whilst the limited level of activity created opens up the site and its immediate environment to anti-social behaviour. The range of uses proposed will enable the most efficient use of the site and buildings in accordance with policy CC 7 of the Core Strategy.

6.4 Although there are existing licensed premises and hotels in the surrounding area, the proposed scheme provides a different offering – i.e. a traditional type drinking establishment and a boutique hotel that will be attractive to a broader range of people –

that will complement the area's existing facilities and promote competitiveness, whilst also proposing a mix of uses under a single roof. The proposed scheme will also provide a series of significant benefits, including:

- Restoration and repair of a group of buildings that are currently in a poor state of repair and a blight on the area with a scheme of exceptional design quality.
- Full utilisation of a largely vacant group of buildings with a mix of uses that will complement the area's existing community/leisure offer.
- Provision of a mix of uses that is wholly appropriate to this City Centre location and which will attract visitors to the city.
- Securing the long-term future of a group of buildings that are of some heritage significance; enhancement of the setting of a listed building; and, enhancement of the character and appearance of the Smithfield Conservation Area.
- Having no material detrimental impact on the amenity of neighbours, whilst the scheme's design and operation will protect the amenity of future occupants.
- Providing a development with high sustainability credentials that will deliver economic, social and environmental benefits.
- Providing a development that is inclusive to all and particularly accessible to disabled persons.
- Bringing additional activity and surveillance to the area throughout the day and night, whilst the scheme's design will limit the opportunities to commit crime and reduce the fear of crime.
- Its location in a highly sustainable and accessible location will ensure minimal impact on the surrounding highway network, whilst waste management and servicing will be appropriately dealt with.
- Is not affected by any development constraints which can't be mitigated through the planning process.

6.5 The applicant is committed to delivering the scheme in the short term, and once planning permission has been secured and conditions discharged, works will commence on site. Also, and in relation to the public house use, the scheme is returning two of the application site's buildings to their original use, whilst the Council's planning officers have confirmed

during pre-application discussions that the principle of the scheme is acceptable. The above identified points are considered in more detail within the remainder of this section and demonstrate that the scheme wholly accords with national and local planning policy guidance.

Principle of Outdoor Seating Area

6.6 The proposed outdoor seating area will be provided for the exclusive use of the scheme's patrons. It will make a positive contribution to the character of the area by adding to the activity, vibrancy and attractiveness of Turner Street, the wider streetscene and Smithfield Conservation Area.

6.7 Following discussions with the Council's highways officer and consideration of the Council's tables and chairs guidance and UDP policy DC22.1, the outdoor seating area will ensure that:

- A minimum 1.8m width of unobstructed footway is retained for safe and convenient pedestrian movement. This will allow wheelchairs and prams to pass comfortably, whilst providing a reliable, safe route for blind and partially sighted pedestrians.
- The tables and chairs are placed adjacent to the premises, back of pavement and within an area that is able to comfortably accommodate a seated customer.
- The positioning of the tables and chairs will not discourage pedestrians from using the footway.

6.8 With regards to the associated awning, the boxing to house the awning will be sensitively recessed into replacement timber fascia to ensure there is no adverse impact on the appearance of 34 Turner Street. As agreed with the Council's highways officer, once planning permission has been secured, Hydes will apply for a 'Tables and Chairs License' and a 'Projection Over License'.

6.9 As set out in section 4 above, the use and management of the outside seating area (i.e. with regards to amplified sound/music, hours of operation, storage of paraphernalia,

maintenance of the area and use of CCTV) will ensure there is no associated amenity impact.

Heritage Considerations (Heritage Asset Statement)

6.10 The Smithfield Conservation Area is defined as a 'Designated Heritage Asset' by Annex 2 of the National Planning Policy Framework, as is the grade II listed building at 33-35 Turner Street located opposite the application site. Although the buildings on the site aren't statutory or locally listed, 3 of the buildings are of some heritage significance.

Application Site Buildings

6.11 Each building on the site is largely/entirely vacant and in a poor state of repair. As a result, the buildings – and site as a whole – are unsightly and have a negative impact on the streetscene and the surrounding environment. 3 of the buildings (i.e. 34 Turner Street, 15 Red Lion Street and 36-38 Turner Street, and 1-7 Catlow Lane and 14 Union Street) are of some historic, architectural and urban design merit that contribute to the character of the area and are worthy of retention. The exception is 16 Union Street which is discussed separately below.

6.12 The scheme will restore and repair the existing buildings on the site where practically possible. Internally, the layout of accommodation will ensure that the majority of existing windows and doors are utilised, with minimal intervention in terms of new openings, and there will be minimal structural disturbance. Externally, boarded/bricked up windows will be reopened, unattractive external roller shutters removed, existing entrances used, existing fabric and detail restored and repaired, and the use of new materials will match those existing. The proposed works to 3 of the existing site buildings will provide them with a new lease of life, thus ensuring that they provide a positive contribution to the site, streetscene and Smithfield Conservation Area.

16 Union Street



Figure 15: Heavily modified ground and first floor



Figure 16: Collapsed third floor

6.13 This building has suffered significant fire damage and is in a perilous state. As a result, it is proposed that the building is taken down and replaced with a contemporary open steel structure in galvanised steel and horizontal timber panelled wall at ground floor level. The design of this addition will be contemporary and will contrast with the more traditional building materials used in the immediate surroundings.

6.14 16 Union Street is of minor historical significance since it dates back to the mid-19th Century. In terms of architectural significance, the building is of a very modest design, and even in its heyday it would have provided only minimal interest to the surrounding environment. The later modifications to the ground and first floors, and extensive fire damage, mean that the building contains no physical features of merit.

6.15 The building's poor state of repair ensures that it provides no contribution to the streetscene. On the contrary, the building and its setting has a negative impact on the

other buildings on the application site, neighbouring buildings in the immediate area, and the character and appearance of the Smithfield Conservation Area.

6.16 Internally, the floors of the building – and any features that might have existed – have been lost, whilst its general poor condition means that it isn't accessible. Externally, there have been ground and first floor modifications – presumably to accommodate a commercial use, original cills have been replaced, the brickwork has been painted black and the third floor has fallen in. The structure of the building has suffered as a result of numerous years of water ingress, resulting in parts of the building being at risk of collapse and a threat to public safety.

6.17 Retention of the building was initially considered, however, it soon became clear that its very poor condition meant this was not an option. This was primarily a result of the significant costs that would be required to bring the building back into use – in addition to those required to restore and convert the remaining buildings – which would have a detrimental impact on the scheme's feasibility. Notwithstanding this, the heritage significance and original identity of the building has been lost.

6.18 Based on the above, there is limited heritage significance associated with 16 Union Street; whilst in accordance with the NPPF, the loss of any significance that remains will be heavily outweighed by the public benefits associated with the proposal. These benefits are discussed in further detail within this report but in brief include: the development of a transformational project that will retain/restore 3 existing buildings and replace a building in a perilous state with a usable and contemporary structure to create a scheme of high design quality that will provide a positive visual impact; full utilisation of the site and buildings to provide a mix of uses that will complement the area's existing community/leisure offer; securing direct investment into the City Centre's economy, delivering new jobs and additional spending, and acting as a catalyst for further regeneration; enhancing the amenity of neighbouring residents through the redevelopment of a site that is currently an eyesore; and, provision of a development that will be highly sustainable due to involving the redevelopment of brownfield land and vacant buildings in a sustainable and accessible location.

Smithfield Conservation Area

6.19 The existing buildings on the site – apart from 16 Union Street – contribute to the character of the Smithfield Conservation Area. The application site is located in that part of the conservation area characterised by small buildings of one to four storeys; a built form located hard up to the back of pavement, with older buildings having a narrow frontage; and, the use of solid/traditional materials, including brick with stone dressings.

6.20 The current condition of the buildings creates a poor impression that has a detrimental impact on the conservation area. However, the refurbishment and conversion of 3 of the buildings – including the restoration and repair of the existing fabric – and replacement of 16 Union Street with a contemporary structure will create a group of buildings that enhances the character and appearance of the conservation area. Also, the proposed mix of uses will enable full utilisation of the buildings and will be compatible with existing nearby uses.

33-35 Turner Street

6.21 Immediately adjacent to the site on the opposite side of Turner Street is a grade II listed building, originally a warehouse, workshops and shops that was built early-mid 19th Century. The proposed scheme will significantly enhance the setting of this building. Furthermore, the proposal will act as a catalyst to further regeneration in this part of the Northern Quarter, which will hopefully secure the long-term use of this listed building.



Figure 17: View of 33-35 Turner Street from the corner of Red Lion Street and Turner Street



Figure 18: View of 33-35 Turner Street from the corner of Union Street and Turner Street

6.22 The proposed scheme will retain and repair a series of buildings of heritage significance, have a positive impact on the character and appearance of the Smithfield Conservation Area, and on the setting of a listed building in accordance with the provisions of the NPPF; policies CC 9, EN 1 and EN 3 of the Core Strategy; and, UDP policy DC18.1.

Residential Amenity

6.23 The Northern Quarter is an area that contains a diverse mix of uses, with restaurants, bars and clubs sitting side by side with residential accommodation. This is the case with the proposal scheme, with the application site being located in close proximity to residential apartments on Union Street and Turner Street. As a result, careful consideration has been given to minimising the potential impact on the amenity of existing nearby residents and future guests of the hotel.

6.24 It is important to acknowledge that unlike the majority of licensed premises in the Northern Quarter, a major function of the development is its use as a boutique hotel. This guarantees that Hydes will place an emphasis on minimising noise and disturbance from the public house/restaurant aspects in order to protect the amenity of their hotel guests. In addition, the following measures have been introduced to minimise potential impact:

- The operating hours of the public house/restaurant are more a reflection of traditional pub opening hours rather than a late night bar.

- As mentioned earlier within section 4, as part of a dispersal policy there will be a 'winding down period' during the last hour of service, with staff assisting patrons in leaving the premises in a quiet and orderly manner.

- There will be an emphasis on the sale of food, as well as alcohol, and a full food menu will be available throughout the opening hours.

- On the ground and first floor, the hotel element of the scheme has purposely been positioned adjacent to Catlow Lane and Union Street, where the site is located closest to existing residential apartments. Also, the use of lobbies at each entrance will minimise noise breakout from the premises.

- Regarding the layout of the bar lounge and bar/dining areas, the operation of the public house and restaurant is based on people sitting at tables rather than vertical drinking. As a result, the layout doesn't encourage large numbers of people to congregate within the premises.

- The provision of on-site living accommodation for management will allow noise and disturbance to be managed.

6.25 In relation to the public house use and outdoor seating area, the adoption of a strict operating schedule – including dispersal policy; outside seating management policy and smoking policy; supervision by staff; and, adherence to a bespoke cleaning and waste management regime (see section 4) – will ensure that the proposals will not have a detrimental impact on amenity in terms of noise, disturbance or litter.

6.26 An acoustic report has been prepared by AEC Ltd, the requirements of which were agreed with the Council's Environmental Health Department. In summary, the report recommends a glazing system in conjunction with a ventilator to achieve a required sound

insulation performance for the hotel rooms; that windows within the rooms would need to remain closed to achieve required internal noise levels, but could be openable if well sealed when closed; that walls and roofs would need to achieve a specified sound insulation performance; and, sets a noise limit in the pub and for plant to ensure limited impact on nearby noise sensitive locations. In conclusion, the report concludes that noise should not be a limiting factor with regards to the planning application.

6.27 The scheme has also been designed to ensure that there will be no impact from fumes and vapours associated with the restaurant. The kitchen extract and intake flues are taken through the second floor of the building and up to the roof, ensuring that they are not visible from surrounding streets, whilst allowing smells to be dissipated. The equipment being proposed will include stainless steel baffle type grease filters and silencers to ensure there is no impact from smells or noise. Details of the equipment – including a supplementary technical details note prepared by Francis Catering Equipment – are provided at appendix 5 and should be read in conjunction with drawing SSP142 'Proposal by Francis Catering Equipment'.

6.28 Hydes are a reputable company who have considerable experience in the management and operation of similar premises in primarily residential areas. In accordance with policies CC 10, C 10 and DM 1 of the Core Strategy, and UDP policies DC10 and DC26, the scheme will provide a mix of uses that will add to the diversity of daytime/night time activity in the City Centre, whilst ensuring there is no adverse impact on residential amenity.

Sustainability Credentials: Economic, Social and Environmental Benefits

6.29 The proposed scheme will achieve high sustainability credentials as a result of the economic, social and environmental benefits it will bring.

Economic

6.30 The proposed development will bring a number of economic benefits during and post construction, particularly in terms of job creation and increased expenditure in the City Centre. As well as the construction and service jobs created in the conversion and redevelopment of the buildings, Hydes have confirmed that approximately 10 full-time and 25 part-time (22 equivalent full-time) jobs will be created by the development. This is significantly more than existing employment numbers on the site.

6.31 The development will improve the community/leisure facilities on offer to residents and visitors. With regards to the provision of 14 hotel rooms, and in accordance with policy CC 4 of the Core Strategy, the development will contribute to the hotel offer in the City Centre and support the growing tourism industry, whilst benefiting other businesses. As highlighted earlier, there are a number of sites and buildings in close proximity to the application site that are derelict, vacant and rundown. The proposed development will act as a catalyst for further regeneration in this part of the City Centre.

Social

6.32 The scheme will add to and enhance the community/leisure offer in the Northern Quarter, whilst meeting a need for this type of development. It will provide a new venue for people to socialise, whilst the refurbishment of the buildings will visually improve the site, streetscene and wider area; and, their reuse will add vitality to the area and minimise the opportunities for anti-social behaviour.

Environmental

6.33 The proposed scheme will have significant environmental benefits since it involves the redevelopment of a brownfield site that currently accommodates a group of buildings in a poor state of repair, thereby making best use of existing resources. The scheme's high design quality will ensure that it has a positive impact on the streetscene and Smithfield Conservation Area. Also, the site is accessible by various modes of public transport,

therefore reducing the need to travel by car; and, the transfer of waste to an off-site recycling facility will ensure that the amount of refuse being sent to landfill is kept to a minimum. These aspects of the scheme are discussed in further detail below.

6.34 The sustainability benefits of the scheme are in accordance with the provisions of the NPPF; Core Strategy policies SP 1, EC 1, CC 1, CC 4, C 1, C 10 and DM 1; and, the Guide to Development in Manchester SPD.

Servicing: Waste Management and Deliveries

6.35 Prior to submission of the planning application, the servicing of the development was discussed with the Council's highways officer and confirmed acceptable in principle. This section should also be read in conjunction with the Waste Management Strategy and Deliveries Plan (see appendix 4), and the accompanying Highways Assessment Technical Note prepared by SCP.

Waste Management

6.36 A refuse bin store is provided on the ground floor of the building and accommodates 4 x 1100 litre bins, the number of which is based on similar Hydes' operations. Waste collection will take place on Monday and Friday mornings, will be handled by B&M Waste Services and collected by a 2.5m x 10m type lorry.

6.37 The waste collection vehicle will stop on the north-western side of Red Lion Street. Collection staff will have direct access to the bin store from Catlow Lane, will wheel the bins out to be loaded into the vehicle and will then return the bins to the internal store area. The loading of waste in this location is permitted under the existing Traffic Regulation Orders; and, it has been illustrated that cars would be able to safely pass the collection vehicle (see appendix 3 of the highways assessment technical note), thereby ensuring no impact on highway safety. Waste management from the development will be in accordance policies EN 19 and DM 1 of the Core Strategy.

Deliveries

6.38 The appended Deliveries Plan identifies the range of suppliers to the scheme, the size of vehicles and frequency of deliveries per week. Again, delivery vehicles will be able park on Red Lion Street, whilst there are two dedicated loading bays on Turner Street from which goods can be made on wheeled trolleys/cages to the delivery entrance accessed from Catlow Lane.

6.39 As requested by the Council's highways officer, the applicant would accept the attachment of a condition which restricts the hours of deliveries by vehicles to between 06:00 and 08:00 in the morning, therefore outside of peak hours.

Access for Disabled People

6.40 The proposed scheme has been designed in response to the requirements of Core Strategy policy DM 1, UDP policy DC10, section 3 'Accessibility' of the Guide to Development in Manchester SPD, and the City Council document 'Design for Access 2'. This ensures that the proposed scheme is inclusive and accessible to all, in particular disabled persons.

6.41 The standards set within 'Design for Access 2' (DfA2) are intended to be used on buildings/projects where Manchester City Council (MCC) are the lead or the client, or the building is owned by the Council. However, the design team were keen to ensure that the scheme was able to meet as many of the standards practically possible. It should also be highlighted that since the scheme involves the refurbishment and conversion of a group of existing buildings, there are a series of constraints that meant meeting all the standards is not possible.

6.42 The measures that have been incorporated into the scheme to ensure compliance with the standards set out in the DfA2 document include:

- With regards to the outdoor seating area, whilst a minimum 2000mm usable unobstructed footway width is generally required, the document does allow 1800mm over a short distance. The proposed outside seating area is only a small area, whilst discussions with the Council's highways officer confirmed that this should be sufficient.

- There is a headroom distance of approximately 2.5m between the proposed awning (associated with the outside seating area) and the footway on Turner Street.

- The outside seating area will be clearly demarcated with canvas barriers supported by poles to ensure tables and chairs do not obstruct access routes.

- The stone step at the Turner Street/Union Street entrance will be ground down to provide a ramped profile and allow level access into the building. A ramped entrance will also allow level access to the hotel entrance. The surface of the ramps will be smooth, easy to maintain and slip resistant.

- Level access is provided throughout the majority of the floors.

- Internal doors widths are as wide as practical within the limits of the conversion scheme.

- It is proposed that the reception area of the hotel is staffed at all times but where this isn't possible CCTV will be provided to alert the receptionist that assistance is required.

- Corridors and internal spaces will be kept clear (as far as is possible) of obstructions, and will be provided with slip resistant floor covering.

- A lift is provided on the ground floor which will enable access between the various floors. The dimensions of the lift will meet those required in refurbishment schemes i.e. 1100mm wide x 1400mm deep x 2000mm high. The area in front of the lift will be kept clear of obstructions to allow access to the controls; illuminated and audible systems will be provided to identify floor levels; the lift will be fitted with timing devices and re-opening activators; and, call/control buttons will be positioned no higher than 900mm.

- A disabled WC is provided on the ground floor measuring 2200mm by 1500mm. Although one of the dimensions is smaller than that identified in DfA2, the other dimension is larger. The WC accords with Part M of the building regulations and provides the relevant facilities.

- Each of the hotel rooms will be accessible and will have en-suite sanitary facilities with a mix of showers and baths. Room 14 on the second floor will be accessible to wheelchair users. The layout of this room will allow for manoeuvrability for a wheelchair; will be provided with a larger shower room which meets Part M of the building regulations; and, the room will be fitted with a pull cord emergency assistance alarm, and both a visual and audible fire alarm.

6.43 For further detail on how the scheme has been designed to provide inclusive access, please refer to the Design and Access Statement prepared by Allison Pike Architects.

Crime and Safety Issues

6.44 A Crime Impact Statement (CIS) has been prepared by Greater Manchester Police (GMP) Design for Security. The CIS confirms that there are a series of positive aspects associated with the scheme in reducing the opportunities for crime and the fear of crime, not least the fact that it will bring additional activity and surveillance to the area during the day and night.

6.45 The statement confirms that the proposal is acceptable in principle but raises a series of issues; and that if these issues are resolved, GMP would be happy to support the development. In response, the following revisions have been made to the scheme:

- The entrance at the junction of Red Lion Street and Catlow Lane will be used as an emergency exit only, thereby preventing access from the street to the basement and upper floors.

- A number of the internal doors are to be fitted with access controls, operated by staff/guest key cards, which will prevent access by patrons of the public house/restaurant to the hotel.

- Ground floor bedroom windows to Union Street and Catlow Lane will be fitted with galvanised steel railings to prevent unauthorised access.
- As previously mentioned in section 4, outside seating paraphernalia will be stored in the basement of the building and awnings retracted at night; and, the seating area will be separated from the remainder of the highway by canvas barriers and posts.

6.46 The applicant is able to confirm that the physical security measures identified will also be incorporated where feasible. The scheme therefore complies with the provisions of the NPPF, Core Strategy Policy DM 1 and section 8 'Community Safety and Crime Prevention' of the Guide to Development in Manchester SPD.

Accessibility and Highway Issues

6.47 Following pre-applications discussions with the Council's highways officer, SCP Transport were commissioned to prepare a Highways Assessment Technical Note.

6.48 The note confirms that the site is located within a highly accessible location and can be accessed by a variety of public transport modes: the site is within walking distance of numerous bus stops and Shudehill and Piccadilly Gardens bus stations; of the Market Street, Shudehill and Piccadilly tram stops; and, of Victoria and Piccadilly railway stations. It is envisaged that the majority of hotel guests will travel to the site by public transport, however, the report highlights that there is ample capacity within the adjacent Church Street car park to accommodate travel by car, whilst the location of all nearby car parking will be advertised on the development's website. Bicycle storage is also provided within the basement to encourage staff to travel by green modes of transport.

6.49 The technical note also provides additional detail on the scheme's servicing (waste management and deliveries) and a plan of servicing arrangements is provided at

appendix 3. In addition, the report confirms that there have been modifications to the scheme's design to ensure that doors into the building do not open outwards over the adopted highway boundary, and that the ramps into the building will not encroach onto the public highway.

6.50 The preparation of the technical note and design revisions ensures that the scheme responds positively to the points raised by the Council's highways officer and complies with Core Strategy Policy T 2 and Section 3 'Accessibility' of the Guide to Development in Manchester SPD.

Air Conditioning Units

6.51 Externally, 3 Variable Refrigerant Volume (VRV) condensing units – providing heating, ventilation, air conditioning and refrigeration – are to be located within the plant deck. The proposed drawings identify the positioning of the units and their relationship to the roofscape and elevations. Their location on the roof, and siting behind a louvred screen, ensures that they will not be visible from surrounding streets; and, as confirmed in the acoustics report, the louvred screen will be backed with a 1.2mm steel blanking plate to ensure that noise emanating from the units does not impact on residential amenity. Internally, units are proposed for the managers accommodation, hotel rooms, bar lounge and bar/dining areas, and a spread sheet has been provided highlighting the technical specifications for the proposed systems – i.e. weights, dimensions, sound data etc. In addition, an image of the condensing units and a brochure highlighting the types of internal units and condensers is provided (see appendix 5).

7. Conclusion

7.1 The proposed mixed-use development will provide a series of benefits that will have a significant positive impact on this part of the Northern Quarter. These benefits will include:

- Restoration and repair of a group of buildings that are currently in a poor state of repair and a blight on the area, with a scheme of high design quality.

- Full utilisation of a largely vacant group of buildings with a mix of uses that will complement the area's existing community/leisure offer and add to the activity and vitality of this part of the Northern Quarter. The development will be operated and managed by Hydes Brewery Ltd, a company with an enviable track record and experience in managing similar successful venues.

- Securing the long-term future of a group of buildings that are of some heritage significance; enhancement of the setting of a statutorily listed building; and, enhancement of the character and appearance of the Smithfield Conservation Area.

- Acting as a catalyst for the regeneration of other vacant and under-used buildings; and, providing employment opportunities through the creation of 10 full-time and 25 part-time jobs.

7.2 In addition, and following pre-application consultation with Council officers and the local community, a series of reports have been commissioned in support of the application which confirms that the development will not have an impact on the amenity of neighbouring residents or the local highway network, and will have a positive impact in minimising the potential for crime.

7.3 On this basis, the proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this planning application on behalf of Hydes Brewery Ltd and look forward to working with Manchester City Council in progressing the application through to a positive determination.

Appendix 1: Public Consultation Session Invitation Letter

Paul Butler Associates
Planning, Development & Heritage Consultants

10 October 2013

Issued to local residents and businesses

lpc01/tf

Dear Sir/Madam

34 Turner Street, Northern Quarter, Manchester City Centre

We write to notify you that on behalf of Hydes Brewery Ltd we are progressing a redevelopment scheme for the above site. The site is bounded by Turner Street, Red Lion Street, Catlow Lane and Union Street. Please find attached a site location plan.

The proposals involve the change of use of the existing part vacant buildings into a mixed-use scheme comprising a hotel, public house and restaurant. The proposed scheme will provide significant benefits, including:

- Restoration and repair of a group of buildings that are currently in a poor state of repair and a blight on the area, with a scheme of exception design quality.
- Full utilisation of a largely vacant group of buildings with a mix of uses that will complement the area's existing leisure/entertainment offer and add to the activity and vitality of this part of the Northern Quarter. The development will be operated and managed by Hydes Brewery Ltd, a company with an enviable track record and experience in managing similar successful venues.
- Securing the long-term future of a group of buildings that are of some heritage significance; and, enhancement of the character and appearance of the Smithfield Conservation Area.
- Acting as a catalyst for the regeneration of other vacant and under-used buildings; and, providing employment opportunities through the creation of 10 full-time and 25 part-time jobs.

We are aiming to submit a planning application soon and following its submission Manchester City Council will undertake a formal consultation exercise. However, since the Council's consultation letter will simply confirm the details of the application process and timescales, we thought that it would be appropriate to arrange a public consultation session with local residents and businesses.

Members of the applicant's professional team will be available at the site, between 5.30pm and 8.30pm on Wednesday 16 October 2013, to discuss the proposed scheme and answer any questions that people might have.

We hope that you will be able to join us.

Yours faithfully

Tom Flanagan MTCP MRTPI
Director

Cc Chris Hopkins and Bob Brooks; Hydes Brewery Ltd
Mark Allison; Allison Pike Architects

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Appendix 2: Resident Correspondence

15 Northpoint House
3 – 5 Edge Hill Street
Manchester
M4 1BB

07967 603969

17 October 2013

Tom Flanagan
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Dear Tom

I am writing in regard to the resident's consultation for the planning of the Red Lion on Turner Street in Manchester that my neighbours and I attended last night.

Firstly I would like to thank you for your courtesy in holding the meeting, and also the fact that the Managing Director and Operations Director from Hydes also attended this to me shows the commitment that both you and your clients have in working in partnership with the local community and respecting their views, I can tell you this rarely ever happens and it was a refreshing change.

We appreciate that we live in a very busy and growing part of the city and change will inevitably happen that will impact on our current lifestyle, living in the Northern Quarter for nearly 20 years we have seen much change. However much of this change has been one style or bar or restaurant and what I really like about your plans is that this is offering a boutique style hotel and a traditional pub, which is what the site was originally. Your plan will no doubtably improve the street and hopefully will encourage different customers to the Northern Quarter who will then in turn visit some of the other traditional pubs we have in the area.

I think we will have the disruption when the building is being refurbished, and would ask that we have a solid plan that looks at the management of guests on closing times etc and have constraints on deliveries and waste disposal timings, but subject to agreement on these I would have no hesitation in backing your planning application.

I look forward to watching the progress of the Red Lion.

Best wishes

Helen Hipkiss

Appendix 3: Table and Chairs Specification

sales@iron-furniture.co.uk



Order now

acacia wood

collapsible

galvanized metal, high-quality powder paint

in brown or black

11,5 kg

750 x 750 x H 750 mm

750 x 140 x 1000 mm (folded)

Folding outdoor metal table Seven square item no. 222SV, price £ 122,5:



Order now

acacia wood

collapsible

galvanized metal, high-quality powder paint

in brown or black

10,8 kg

750 x 750 x H 750 mm

750 x 180 x 1100 mm (folded)



Order now

acacia wood

collapsible

galvanized metal, high-quality powder paint

in brown or black

9,6 kg

550 x 540 x H 860 mm

550 x 300 x 1000 mm (folded)

Collapsible garden iron chair Six item no. 200SX, price £ 87,5 :



Order now

acacia wood

collapsible

galvanized metal, high-quality powder paint

in brown or black

8,9 kg

420 x 520 x H 900 mm

420 x 200 x 1040 mm (folded)

Appendix 4: Waste Management Strategy and Deliveries Plan

PA Number
Development description
Development location: 34-38 Turner Street Manchester
Prepared by: Bob Brooks Operations Manager Hydes
Date Prepared: 26th September 2013

Servicing and Deliveries Plan

All delivery vehicles will park in the area adjacent to Catlow Lane on Red Lion Street
All major deliveries will be made on wheeled trolleys/cages
All deliveries will be made to the specified delivery access areas on Catlow Lane
All drinks deliveries will be made via the roller shutter access to the barrel hoist and cellar access
All empties will be returned via this route
All food consumables and laundry will be delivered via the delivery door access highlighted on the attached plar

Please see chart below describing delivery schedule for a normal trading week based on similar sized operations within the Hydes managed estate

	Product	**Company**	**Vehicle**	**Frequency PW**	
1	Cask and keg beer and bottles	Hydes	18 tonnes	1	
2	Minerals Wines and Spirits	LWC	18 tonnes	1	
3	Cellar gas	Cryoserve	18 tonnes	monthly	
4	Dried and Frozen food	3663	18 tonnes	2	
5	Fresh fruit and vegetables and dairy	naturally best	transit style	4	
6	Fresh fish and seafood	MJ Seafood	transit style	3	
7	Butchery goods	Birtwhistles	transit style	3	
8	Laundry	Britannia	12 tonnes	2	
9	Consumables	Bunzl	transit style	1	
10	Desserts and bakery	Pudding compartment	transit style	1	

Waste Management Strategy

PA Number:
Development description:
Development location: 34-38 Turner Street.Manchester
Strategy prepared by:Bob Brooks, Operations Manager, Hydes
Date Prepared: 26th
September 2013

Notes
The following strategy should be prepared using the guidance document available from:

http://www. manchester.gov. uk/opservices/rubbish/developers.htm

1.	**Number of bins proposed?** - Please provide details of the number of bins proposed and how this was calculated.
	Waste will be stored in 4 x 1100 litre covered wheeled containers. The capacity proposed is calculated between Hydes Brewery ,who operate a managed estate of sites of similar size and trading capacity, and Bagnell and Morris *(B&M Bins) who provide the waste disposal service to all Hydes managed sites. The present calculation is based on our most recent capital development at The Coach and Four Wilmslow. The calculation is reviewed following the reopening of the site based on turnover, sales mix and levels of waste created.
2.	**Bin storage area** - Please include a plan of the proposed bin storage area, showing the bins that are proposed and the proposed collection point. - Please describe how occupants will transfer waste to the bin store and the distance travelled in doing so.
	The bin storage area will be sited within the footprint of the building in a covered yard with gated access to Catlow Lane.(see drawing AP04 Floor Plans as Proposed)Waste will be segregated within the trading areas being: • Accommodation block • Ground and First floor bars • Basement beer, bottle and case store • First floor kitchen All sealed waste will then be transferred to the bin storage areas by staff members working in the relevant areas at regular intervals during the trading day.

3.	**Bin collection arrangements** - Please describe the bin collection area, including how and where bins will be moved to in order to reach the collection vehicle. - Please include plans showing how the collection vehicle will travel around the site.
	Initial collection by B&M bins will be set as twice weekly on Monday and Friday mornings. Site management will allow access to the operative to remove the bins onto Catlow Lane and wheel to the junction of Red Lion Street where the disposal vehicle will empty the bins to be returned to the bin storage area and secured. The Servicing Arrangements drawing in appendix 3 of the Highways Assessment Technical Note shows where the refuse vehicle will park on Red Lion Street. The service will be continually monitored and collections increased if necessary. B&M transfer the waste to a material recycling facility where it will be processed and sorted to extract recyclable materials

For MCC use only

Please tick which stage the development is at:

Planning application: Planning condition discharge:

Sent to MCC Recycling Officer by:

Name **Date** **Signed**

Appendix 5: Kitchen Extraction System and Air Conditioning Unit Specifications

SPECIALISED STAINLESS PRODUCTS LTD

Stallings Lane, Kingswinford, West Midlands, DY6 7HP
01384 275759
01384 291481
01384 275757 (Service & Spares)
E-Mail: info@specialisedstainless.co.uk

RED LION - MANCHESTER

SSP 142 SH **Date – 17/10/13**

Item 1

Wall mounted extraction canopy 5300mm manufactured in 430 grade stainless steel incorporating a full length bank of stainless steel baffle type grease filters.
This will be manufactured in two sections - 2850 x 1100 and 2450 x 1500 to allow for step in rear wall and come complete with grease collection cups

A mechanical extract system inclusive of approx. 12M ductwork manufactured from galvanised mild steel will be installed vertically through the 2nd floor to the flat roof above.
The external ductwork will include 2 off silencers (acoustic reduction of approx. 8-10 dba per silencer), anti-vibration mounting feet, a fan unit capable of extracting a minimum flow rate of 1.475 M^3/sec (based on equipment shown on Francis Catering drawing 7429).
The final section of ductwork will discharge vertically.
The fan variable speed controller will be mounted within the kitchen area.

Note
The advice of the local authority building control officer will determine any special requirements regarding fire protection for the extraction / supply system within the building.

Item 2

7.5M of 430 grade Stainless steel wall cladding installed to the underside of the extraction canopy.

Item 3

2 off Recessed fluorescent light fittings c/w tempered prismatic glass diffuser and one piece satin finished stainless steel face frame, final 1.5M flexible cable connection to lighting circuit by others.

Item 4

A mechanical air input system inclusive of approx. 10M ductwork manufactured from galvanised mild steel will be installed vertically through the 2nd floor to the flat roof above.
The external ductwork will include 2 off silencers (acoustic reduction of approx. 8-10 dba per silencer), anti-vibration mounting feet, a fan unit capable of supplying a minimum flow rate of 1.254 M^3/sec (based on equipment shown on Francis Catering drawing 7429).
The final section of ductwork will contain 2 off pleated panel G4 air filters.
The fan variable speed controller will be mounted within the kitchen area.

Please note that the air will be ambient.

SPECIALISED STAINLESS PRODUCTS LTD

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E-Mail: info@specialisedstainless.co.uk

Item 5

Installation within the kitchen of a gas solenoid valve (up to 2" dia) and a control panel to work in conjunction with the fan units and gas emergency stop button.

Please note that this does not include any field wiring or installation of any gas pipework.
Any builders work, plumbers, gas and electrical works that is not mentioned and accounted
All must be in place for final connection by kitchen engineers.
Drawings and designs will be provided for approval prior to installation when requested.

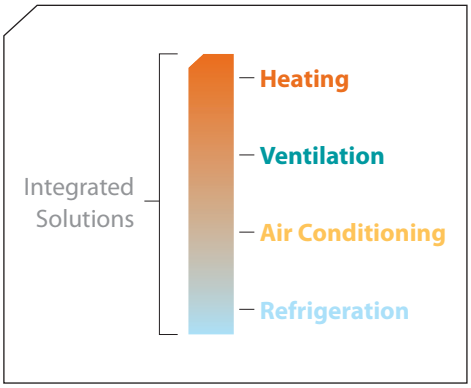
DAIKIN

your comfort. **our world.**



VRV Catalogue

Setting new standards in comfort and efficiency



Heat recovery VRV III

Why VRV Heat Recovery?

By integrating climate control systems in an innovative way, it is possible to create a much more holistic – and sustainable – energy cycle within a building. Incorporating heat recovery within a VRV solution means that it is possible to cut energy usage by up to 60%, which has clear environmental and economic benefits.

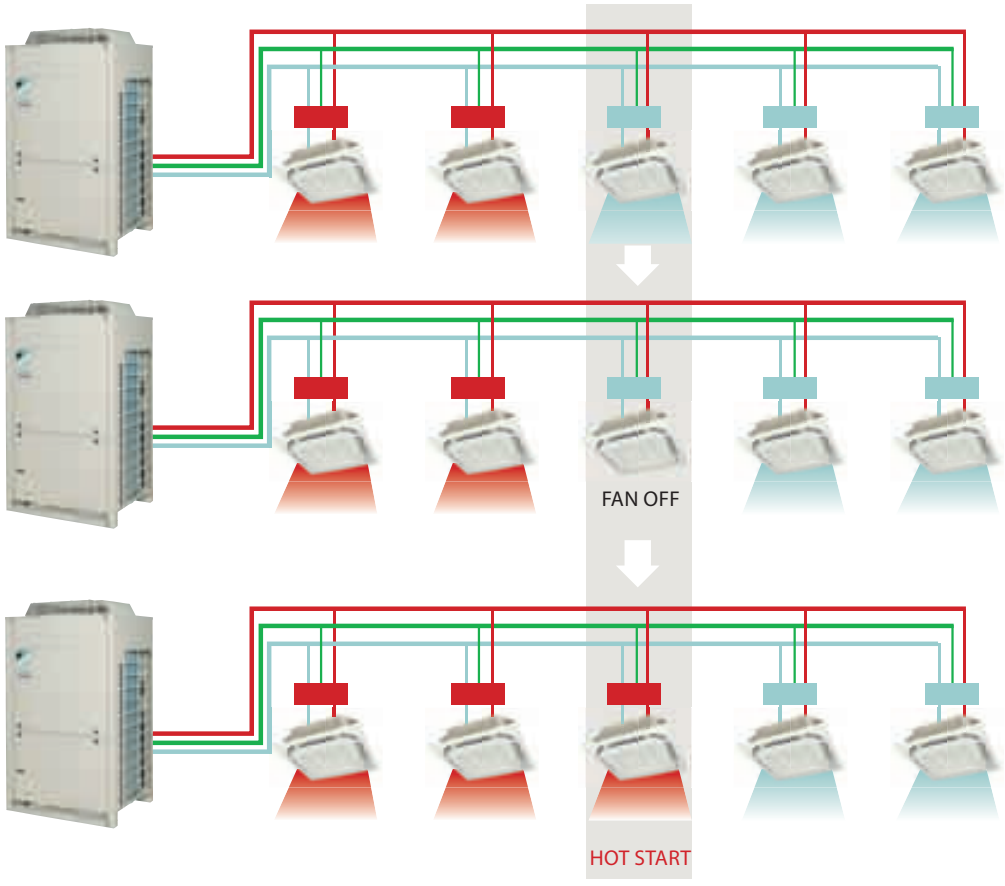
Daikin has been the market leader in variable refrigerant flow systems for more than 25 years.

Our heat recovery approach is a year-round solution. Even when the temperature outside is sub zero, our total VRV solution is still capable of cooling interior spaces in which people or equipment are generating heat.

This heat can then be recovered to produce hot water or heat spaces in a highly energy efficient way.

VRV III Heat Recovery

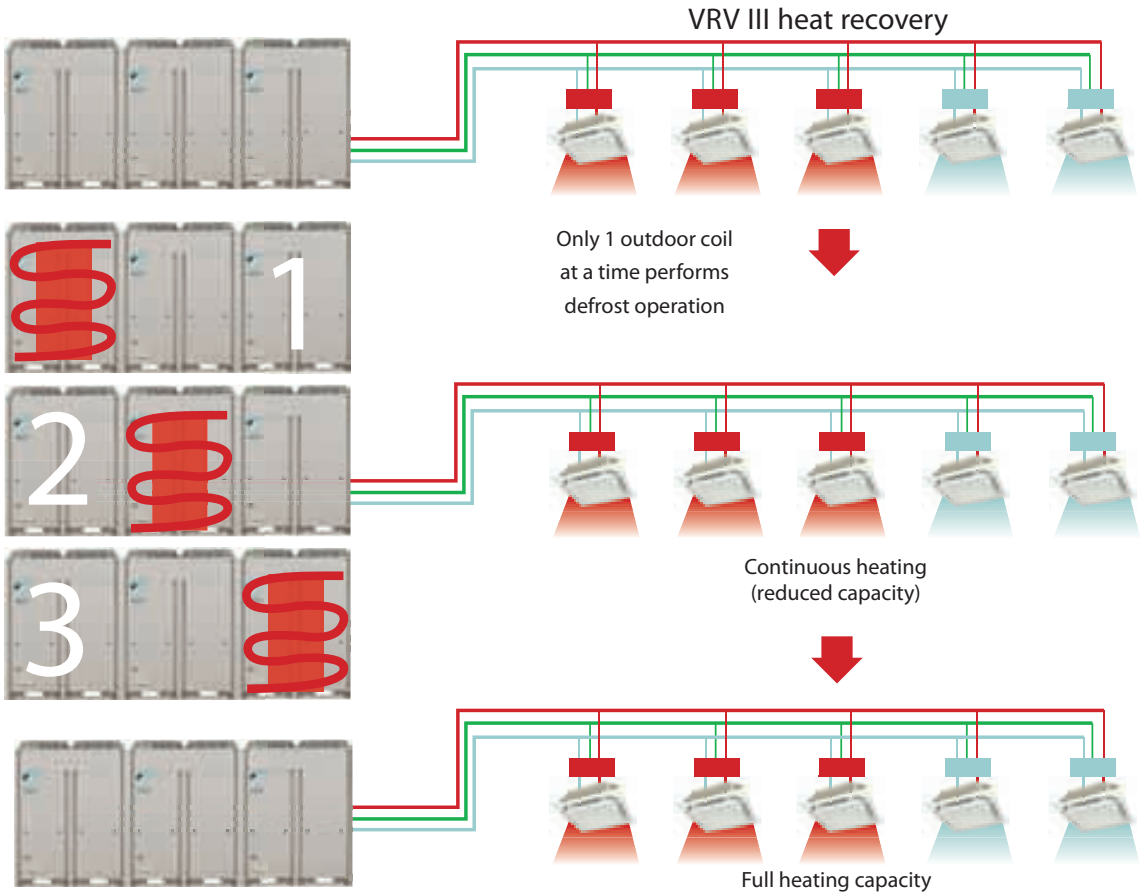
With the VRV III BS box, the other indoor units can keep heating while the target indoor units are switched from cooling to heating.



Continuous heating during defrost

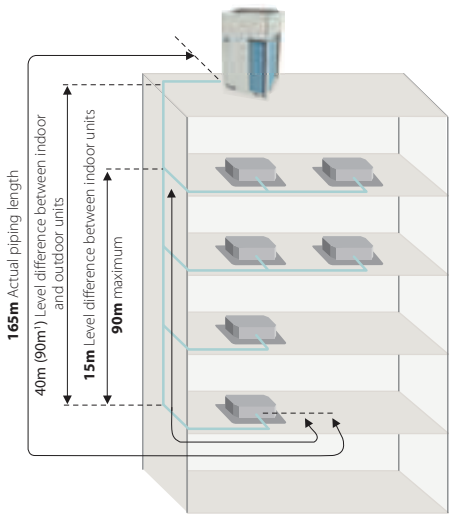
Higher integrated heating capacity allows continuous heating during defrost, ensuring the highest comfort level throughout the defrost cycle and oil return.

This avoids major temperature fluctuations or cold drafts in the room, during defrost and oil return, thus maintaining the perfect comfort conditions at all times.



Flexible piping design

- VRV offers an extended piping length of 165m (190m equivalent piping length) with a total system piping length of 1000m
- Where the outdoor unit is located above the indoor unit, the standard height difference is 50m, but this can be extended to 90m
- If the outdoor unit is located below the indoor unit, the standard height difference is 40m with a height difference of a maximum 90m being possible



Specifications

VRV-III - Heat Recovery

OUTDOOR SYSTEM						REYQ18P9	REYQ20P9	REYQ22P8	REYQ24P8	REYQ26P8	REYQ28P8	REYQ30P8	REYQ32P8	REYQ34P9	REYQ36P9
System	Outdoor unit module 1					REMQ8P9		REMQ10P8	REMQ12P8	REMQ10P8	REMQ12P8	REMQ14P8	REMQ16P8	REMQ8P9	
	Outdoor unit module 2					REMQ10P8	REMQ12P8			REMQ16P8				REMQ10P8	REMQ12P8
	Outdoor unit module 3					-								REMQ16P8	
Capacity range					HP	18	20	22	24	26	28	30	32	34	36
Cooling capacity	Nom.				kW	50.4 [1]	55.9 [1]	61.5 [1]	67.0 [1]	73.0 [1]	78.5 [1]	85.0 [1]	90.0 [1]	95.4 [1]	101 [1]
Heating capacity	Nom.				kW	56.5 [2]	62.5 [2]	69.0 [2]	75.0 [2]	81.5 [2]	87.5 [2]	95.0 [2]	100 [2]	107 [2]	113 [2]
Power input - 50Hz	Cooling	Nom.			kW	12.7	14.9	17.0	19.2	21.8	23.8	26.6	28.4	26.9	29.1
	Heating	Nom.			kW	13.4	15.2	17.1	18.9	20.6	22.3	24.2	25.8	26.3	28.1
EER						3.97	3.75	3.62	3.49	3.35	3.29	3.19	3.16	3.55	3.47
COP						4.22	4.11	4.04	3.97	3.96	3.92		3.87	4.07	4.02
Maximum number of connectable indoor units						39	43	47	52	56	60	64			
Indoor index connection	Min./Nom./Max.					225/450/585	250/500/650	275/550/715	300/600/780	325/650/845	350/700/910	375/750/975	400/800/1,040	425/850/1,105	450/900/1,170
Sound power level	Cooling	Nom.			dBA	81	83							84	85
Sound pressure level	Cooling	Nom.			dBA	61	62	63						64	
Piping connections	Liquid	Type/OD			mm	Braze connection/15.9				Braze connection/19.1					
	Gas	Type/OD			mm	Braze connection/28.6				Braze connection/34.9					Braze connection/41.3
	Discharge gas	Type/OD			mm	Braze connection/ 22.2	Braze connection/28.6								
	Oil equalizing	OD			mm	19.1									
	Piping length	OU - IU		Max.	m	165									
		After branch		Max.	m	90 (18)									
	Total piping length	System		Actual	m	1,000									
	Level difference	OU - IU	Outdoor unit in highest position/ Indoor unit in highest position		m	50/40									
		IU - IU		Max.	m	15									
Current - 50Hz	Maximum fuse amps (MFA)				A	45	50			60		70		80	

OUTDOOR SYSTEM					REYQ34P9	REYQ36P9	REYQ38P8	REYQ40P8	REYQ42P8	REYQ44P8	REYQ46P8	REYQ48P8
System	Outdoor unit module 1				REMQ8P9		REMQ10P8	REMQ12P8	REMQ10P8	REMQ12P8	REMQ14P8	REMQ16P8
	Outdoor unit module 2				REMQ10P8	REMQ12P8			REMQ16P8			REMQ16P8
	Outdoor unit module 3				REMQ16P8							
Capacity range				HP	34	36	38	40	42	44	46	48
Cooling capacity	Nom.			kW	95.4 [1]	101 [1]	107 [1]	112 [1]	118 [1]	124 [1]	130 [1]	135 [1]
Heating capacity	Nom.			kW	107 [2]	113 [2]	119 [2]	125 [2]	132 [2]	138 [2]	145 [2]	150 [2]
Power input - 50Hz	Cooling	Nom.		kW	26.9	29.1	31.2	33.4	35.8	38.0	40.8	42.6
	Heating	Nom.		kW	26.3	28.1	30.0	31.8	33.5	35.2	37.1	38.7
EER					3.55	3.47	3.43	3.35	3.29	3.26	3.18	3.16
COP					4.07	4.02	3.96	3.93	3.94	3.92	3.90	3.87
Maximum number of connectable indoor units					64							
Indoor index connection	Min./Nom./Max.				425/850/1,105	450/900/1,170	475/950/1,235	500/1,000/1,300	525/1,050/1,365	550/1,100/1,430	575/1,150/1,495	600/1,200/1,560
Sound power level	Cooling	Nom.		dBA	84	85						
Sound pressure level	Cooling	Nom.		dBA	64		65					
Piping connections	Liquid	OD		mm	19.1							
	Gas	OD		mm	34.9	41.3						
	Discharge gas	OD		mm	28.6		34.9					
	Oil equalizing	OD		mm	19.1							
	Total piping length	System	Actual	m	40 (14)	1,000						
	Level difference	OU - IU	Outdoor unit in highest position/Indoor unit in highest position	m	50/40							
		IU - IU	Max.	m	15							
Current - 50Hz	Maximum fuse amps (MFA)			A	80		90		100		110	

OUTDOOR UNIT MODULE					REMQ8P9	REMQ10P8	REMQ12P8	REMQ14P8	REMQ16P8
Dimensions	Unit	HeightxWidthxDepth		mm	1,680x930x765			1,680x1,240x765	
Weight	Unit			kg	204	254		334	
Heat exchanger	Type				Cross fin coil				
Fan-Type					Propeller fan				
Fan-Air flow rate	Cooling	Nom.		m^3/min	180	185	200	230	
Fan-External static pressure	Max.			Pa	78				
Compressor	Type				Hermetically sealed scroll compressor				
Compressor 2	Type					Hermetically sealed scroll compressor			
Compressor 3	Type							Hermetically sealed scroll compressor	
Operation range	Cooling	Standard	Min.	°CDB	-5				
		Max.		°CDB	43				
	Heating	Min.~Max.		°CWB	-20~15.5				
Refrigerant	Type				R-410A				
	Charge			kg	8.2	9.0	9.1	11.7	
	Control				Expansion valve (electronic type)				
Power supply	Phase/Frequency/Voltage			Hz/V	3~/50/380-415				

(1) Cooling: indoor temp. 27°CDB, 19°CWB; outdoor temp. 35°CDB; equivalent piping length: 7.5m; level difference: 0m (2) Heating: indoor temp. 20°CDB; outdoor temp. 7°CDB, 6°CWB; equivalent refrigerant piping: 7.5m; level difference: 0m (3) Technical cooling setting, contact your local dealer for more information

Individual branch selector for VRV Heat Recovery

BSVQ-P8

Individual comfort thanks to VRV III BS Box. The BS box comes in individual and multi versions for maximum flexibility, faster installation and best value.



BSVQ100P8

- High comfort levels: individual control and change over, for one group of indoor units
- Maximum design flexibility because individual and multi boxes can be combined in one system
- Low built-in height
- No drain piping needed
- Allows multi tenant applications (option PCB required)

					BSVQ100P8	BSVQ160P8	BSVQ250P8
Power input	Cooling	Nom.		kW	0.005		
	Heating	Nom.		kW	0.005		
Maximum number of connectable indoor units					6	8	
Maximum capacity index of connectable indoor units					15 < x ≤ 100	100<x≤160	160<x≤250
Casing	Material				Galvanised steel plate		Galvanised steel
Dimensions	Unit	HeightxWidthxDepth		mm	207x388x326		
Weight	Unit			kg	12		15
Piping connections	Outdoor unit	Liquid	Type/OD	mm	Brazing connection/9.5		
		Gas	Type/OD	mm	Brazing connection/15.9	Brazing connection/15.9	Brazing connection/22.2
		Discharge gas	Type/OD	mm	Brazing connection/12.7	Brazing connection/12.7	Brazing connection/19.1
	Indoor unit	Liquid	Type/OD	mm	Brazing connection/9.5	Brazing connection/9.5	
		Gas	Type/OD	mm	Brazing connection/15.9		Brazing connection/22.2
Sound absorbing thermal insulation					Foamed polyurethane, frame resisting needle felt		
Power supply	Phase/Frequency/Voltage			Hz/V	1~/50/220-240		
Total circuit	Maximum fuse amps (MFA)			A	15		

Multi branch selector for VRV Heat Recovery

BSV4/6Q-PV



BSV4Q100PV

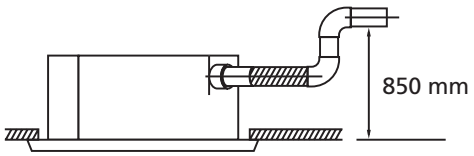
- Rapid installation as a result of fewer brazing points and less wiring
- High comfort levels: individual control and change over, for up to 4 or 6 groups of indoor units
- Maximum design flexibility because individual and multi boxes can be combined in one system
- Low built-in height
- No drain piping needed

					BSV4Q100PV	BSV6Q100PV
Power input	Cooling	Nom.		kW	0.020	0.030
	Heating	Nom.		kW	0.020	0.030
Maximum number of connectable indoor units					24	36
Maximum number of connectable indoor units per branch					6	
Number of branches					4	6
Maximum capacity index of connectable indoor units					400	600
Maximum capacity index of connectable indoor units per branch					100	
Casing	Material				Galvanised steel plate	
Dimensions	Unit	HeightxWidthxDepth		mm	209x1,053x635	209x1,577x635
Weight	Unit			kg	60	89
Piping connections	Outdoor unit	Liquid	Type/OD	mm	Brazing connection/12.7	Brazing connection/15.9
		Gas	Type/OD	mm	Brazing connection/28.6	
		Discharge gas	Type/OD	mm	Brazing connection/19.1	Brazing connection/28.6
	Indoor unit	Liquid	Type/OD	mm	Brazing connection/9.5	
		Gas	Type/OD	mm	Brazing connection/15.9	
Sound absorbing thermal insulation					Foamed polyurethane, frame resisting needle felt	
Power supply	Phase/Frequency/Voltage			Hz/V	1~/50/220-240	
Total circuit	Maximum fuse amps (MFA)			A	15	

FXFQ-A

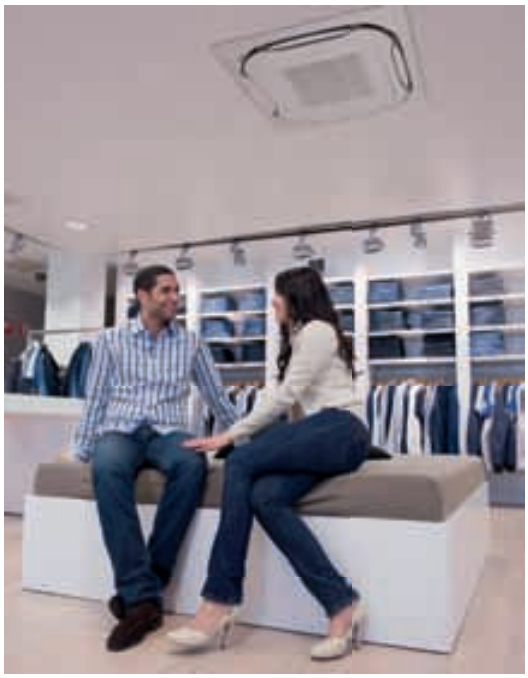
Round flow cassette

- Daikin has introduced the first auto cleaning cassette to the European market
- The round flow cassette provides a more comfortable environment and offers greater savings in energy consumption, thanks to daily auto cleaning of the filter
- 360° air discharge ensures uniform air flow and temperature distribution
- Modern decoration panel is available in 3 different variations: pure white (RAL9010) auto cleaning panel, pure white (RAL9010) standard panel with grey louvers and pure white (RAL9010) standard panel with white louvers
- Easy dust removal using vacuum cleaner, without opening the unit, saves on maintenance costs
- The presence sensor (optional) adjusts the set point if no one is detected in the room. It also automatically directs air flow away from people to avoid draughts
- The floor sensor (optional) detects the average floor temperature and ensures even temperature distribution between ceiling and floor
- Individual flap control: one or more flaps can be easily closed via the wired remote controller (BRC1E52A/B) when refurbishing or rearranging the interior
- Low energy consumption thanks to specially developed small tube heat exchanger, DC fan motor and drain pump
- Fresh air intake: up to 20 %
- Low installation height: 214mm for class 20-63
- Standard drain pump with 850mm lift





FXFQ20-63A BRC1E52A/B BRC7A532F



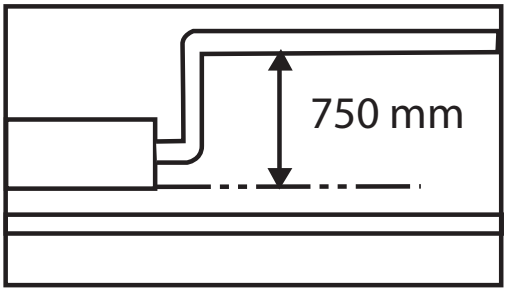
INDOOR UNIT				FXFQ20A	FXFQ25A	FXFQ32A	FXFQ40A	FXFQ50A	FXFQ63A	FXFQ80A	FXFQ100A	FXFQ125A
Cooling capacity	Nom.		kW	2.2	2.8	3.6	4.5	5.6	7.1	9.0	11.2	14.0
Heating capacity	Nom.		kW	2.5	3.2	4.0	5.0	6.3	8.0	10.0	12.5	16.0
Power input - 50Hz	Cooling	Nom.	kW	0.038				0.053	0.061	0.092	0.115	0.186
	Heating	Nom.	kW	0.038				0.053	0.061	0.092	0.115	0.186
Dimensions	Unit	HeightxWidthxDepth	mm	204x840x840						246x840x840		288x840x840
Weight	Unit		kg	19			20	21		24		26
Decoration panel	Model			BYCQ140D7W1								
	Colour			Pure White (RAL 9010)								
	Dimensions	HeightxWidthxDepth	mm	60x950x950								
	Weight		kg	5.4								
Decoration panel 2	Model			BYCQ140D7W1W								
	Colour			Pure White (RAL 9010)								
	Dimensions	HeightxWidthxDepth	mm	60x950x950								
	Weight		kg	5.4								
Decoration panel 3	Model			BYCQ140D7GW1								
	Colour			Pure White (RAL 9010)								
	Dimensions	HeightxWidthxDepth	mm	145x950x950								
	Weight		kg	10.3								
Fan-Air flow rate - 50Hz	Cooling	High/Nom./Low	m^3/min	12.5/10.6/8.8			13.6/11.6/9.5	15.0/12.8/10.5	16.5/13.5/10.5	22.8/17.6/12.4	26.5/19.5/12.4	33.0/26.5/19.9
	Heating	High/Nom./Low	m^3/min	12.5/10.6/8.8			13.6/11.6/9.5	15.0/12.8/10.5	16.5/13.5/10.5	22.8/17.6/12.4	26.5/19.5/12.4	33.0/26.5/19.9
Sound power level	Cooling	High/Nom.	dBA	49/-			51/-		53/-	55/-	60/-	61/-
Sound pressure level	Cooling	High/Nom./Low	dBA	31/29/28			33/31/29		35/33/30	38/34/30	43/37/30	45/41/36
	Heating	High/Nom./Low	dBA	31/29/28			33/31/29		35/33/30	38/34/30	43/37/30	45/41/36
Refrigerant	Type			R-410A								
Piping connections	Liquid/OD/Gas/OD/Drain		mm	6.35/12.7/VP25 (O.D. 32 / I.D. 25)					9.52/15.9/VP25 (O.D. 32 / I.D. 25)			
Power supply	Phase/Frequency/Voltage		Hz/V	1~/50/60/220-240/220								
Current - 50Hz	Maximum fuse amps (MFA)		A	16								

BYCQ140D7W1 = pure white panel with grey louvers , BYCQ140D7W1W = pure white standard panel with white louvers, BYCQ140D7GW1 = Pure white auto cleaning panel
The BYCQ140D7W1W has white insulations. Be informed that formations of dirt on white insulation is visibly stronger & that it is consequently not advised to install the decoration panel in environments exposed to concentrations of dirt.

FXDQ-A

Slim concealed ceiling unit

- Compact dimensions: can be mounted easily in a ceiling void of only 240mm
- Blends unobtrusively with any interior décor: only the suction and discharge grilles are visible
- 15 class unit especially developed for small or well insulated rooms, such as hotel bedrooms and small offices
- Low energy consumption thanks to DC fan motor
- Medium external static pressure means unit can be used with flexible ducts of varying lengths
- Standard drain pump with 750mm lift





FXDQ15-32A



BRC1E52A/B BRC4C65





Indoor unit				*FXDQ15A	*FXDQ20A	*FXDQ25A	*FXDQ32A	*FXDQ40A	*FXDQ50A	*FXDQ63A
Cooling capacity	Nom.		kW	1.7	2.2	2.8	3.6	4.5	5.6	7.1
Heating capacity	Nom.		kW	1.9	2.5	3.2	4.0	5.0	6.3	8.0
Power input - 50Hz	Cooling	Nom.	kW	to be confirmed						
	Heating	Nom.	kW	to be confirmed						
Dimensions	Unit	HeightxWidthxDepth	mm	200x700x620				200x900x620		
Weight	Unit		kg	31				35	36	40
Fan-Air flow rate - 50Hz	Cooling	High/Low	m^3/min	to be confirmed						
Sound power level	Cooling	Nom.	dBA	50	51			52	53	54
Sound pressure level	Cooling	High/Low	dBA	to be confirmed						
	Heating	High/Nom./Low	dBA	32/31/29	33/31/29			34/32/30	35/33/31	36/34/32
Refrigerant	Type			R-410A						
Piping connections	Liquid/OD/Gas/OD/Drain		mm	6.35/12.7/						9.52/15.90/
Power supply	Phase/Frequency/Voltage		Hz/V	1~/50/220-240						
Current - 50Hz	Maximum fuse amps (MFA)		A	to be confirmed						

*Note: grey cells contain preliminary data

FXAQ-P

Wall mounted unit

- Ideal solution for shops, restaurants or offices without false ceilings
- Low energy consumption thanks to DC fan motor
- Can be installed in both new and existing buildings
- Flat, stylish front panel blends easier within any interior décor and is easier to clean
- 15 class unit especially developed for small or well-insulated rooms, such as hotel bedrooms and small offices
- Five different discharge angles can be programmed via the remote control
- Maintenance operations can be performed from the front of the unit



FXAQ15-32P



BRC1E52A/B BRC7E63



INDOOR UNIT				FXAQ15P	FXAQ20P	FXAQ25P	FXAQ32P	FXAQ40P	FXAQ50P	FXAQ63P
Cooling capacity	Nom.		kW	1.7	2.2	2.8	3.6	4.5	5.6	7.1
Heating capacity	Nom.		kW	1.9	2.5	3.2	4.0	5.0	6.3	8.0
Power input - 50Hz	Cooling	Nom.	kW	0.017	0.019	0.028	0.030	0.020	0.033	0.050
	Heating	Nom.	kW	0.025	0.029	0.034	0.035	0.020	0.039	0.060
Casing Colour				White (3.0Y8.5/0.5)						
Dimensions	Unit	HeightxWidthxDepth	mm	290x795x238				290x1,050x238		
Weight	Unit		kg	11				14		
Fan-Air flow rate - 50Hz	Cooling	High/Low	m^3/min	7.0/4.5	7.5/4.5	8/5	8.5/5.5	12/9	15/12	19/14
Sound power level	Cooling	Nom.	dBA	-						
Sound pressure level	Cooling	High/Low	dBA	34.0/29.0	35.0/29.0	36.0/29.0	37.5/29.0	39.0/34.0	42.0/36.0	47.0/39.0
Refrigerant	Type			R-410A						
Piping connections	Liquid/OD/Gas/OD/Drain		mm	6.35/12.7/VP13 (I.D. 13/O.D. 18)						9.52/15.9/VP13 (I.D. 13/O.D. 18)
Power supply	Phase/Frequency/Voltage		Hz/V	1~/50/220-240						
Current - 50Hz	Maximum fuse amps (MFA)		A	16						



Name	Model	Power Supply	Start Curr	Fuses	WxHxD	Weight	Sound Power Level	Sound Pressure Level
			A		mm	kg	DBA	DBA
Out 1	REYQ40P8	400V 3Nph					85	65
	* REMQ16P8		85	cfr. local legislation	1300x1680x765	334		
	* REMQ12P8		75	cfr. local legislation	930x1680x765	254		
	* REMQ12P8		75	cfr. local legislation	930x1680x765	254		
BS 1	BSVQ100P8B	230V 1ph			388x207x326	14		
BS 2	BSVQ100P8B	230V 1ph			388x207x326	14		
BS 3	BSVQ100P8B	230V 1ph			388x207x326	14		
BS 4	BSVQ100P8B	230V 1ph			388x207x326	14		
BS 5	BSVQ100P8B	230V 1ph			388x207x326	14		
BS 6	BSVQ100P8B	230V 1ph			388x207x326	14		
BS 7	BSVQ100P8B	230V 1ph			388x207x326	14		
BS 8	BSVQ100P8B	230V 1ph			388x207x326	14		
BS 9	BSVQ100P8B	230V 1ph			388x207x326	14		
BS 10	BSVQ100P8B	230V 1ph			388x207x326	14		
BS 11	BSVQ100P8B	230V 1ph			388x207x326	14		
BS 12	BSVQ100P8B	230V 1ph			388x207x326	14		
BS 13	BSVQ100P8B	230V 1ph			388x207x326	14		
BS 14	BSVQ100P8B	230V 1ph			388x207x326	14		
BS 15	BSVQ100P8B	230V 1ph			388x207x326	14		
BS 16	BSVQ100P8B	230V 1ph			388x207x326	14		
BS 17	BSVQ100P8B	230V 1ph			388x207x326	14		
BS 18	BSVQ100P8B	230V 1ph			388x207x326	14		
BS 19	BSVQ100P8B	230V 1ph			388x207x326	14		
BS 20	BSVQ100P8B	230V 1ph			388x207x326	14		
BS 21	BSVQ100P8B	230V 1ph			388x207x326	14		

* REYQ40P is made up from 3 separate modules - REMQ16 X 1 & REMQ12 X 2

Bedrooms to be FXDQ-A Slim Ducted indoor units

Bar/Dining Areas to be FXFQ Round Flow Cassette indoor units

Private Dining Areas to be FXAQ Wall Mounted indoor units

Room Reference	FCU	WxHxD	Weight	Sound Power Level	Sound Pressure Level
		mm	kg	DBA	DBA
Managers Room	FXDQ32P7	700x200x620	23	51	33
Bedroom 1	FXDQ32P7	700x200x620	23	51	33
Bedroom 2	FXDQ32P7	700x200x620	23	51	33
Bedroom 3	FXDQ32P7	700x200x620	23	51	33
Bedroom 4	FXDQ32P7	700x200x620	23	51	33
Bedroom 5	FXDQ32P7	700x200x620	23	51	33
Bedroom 6	FXDQ32P7	700x200x620	23	51	33
Bedroom 7	FXDQ32P7	700x200x620	23	51	33
Bedroom 8	FXDQ32P7	700x200x620	23	51	33
Bedroom 9	FXDQ32P7	700x200x620	23	51	33
Bedroom 10	FXDQ32P7	700x200x620	23	51	33
Bedroom 11	FXDQ32P7	700x200x620	23	51	33
Bedroom 12	FXDQ32P7	700x200x620	23	51	33
Bedroom 13	FXDQ32P7	700x200x620	23	51	33
FF Bar/Dining 1	FXFQ100A	840x246x840	24	60	43
FF Bar/Dining 2	FXFQ100A	840x246x840	24	60	43
FF Private Dining 1	FXAQ50P	1050x290x238	14		42
FF Private Dining 2	FXAQ50P	1050x290x238	14		42
GF Bar/Dining 1	FXFQ100A	840x246x840	24	60	43
GF Bar/Dining 2	FXFQ100A	840x246x840	24	60	43
Bedroom 14	FXDQ32P7	700x200x620	23	51	33