## Sam Elliott

**From:** Dave Tye [redacted]
**Sent:** 18 September 2025 10:26
**To:** Sam Elliott
**Cc:** [redacted]

**Subject:** RE: 143572/LO/2025 & 143571/FO/2025: 48 King Street
**Attachments:** 2533 M07 P2.pdf; 2533 M09 P2.pdf; Heritage Design and Access Statement for King Street 18.09.2025.pdf

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Morning Sam,

Thanks for your email.

Please find attached updated drawing 2533/M07 Rev P2, which details the 3 existing condensing units presently providing reduced interim service.

The proposed external plant layout drawing 2533/M09 P2 is revised to confirm the new units will be freestanding and installed on mounting blocks/feet which will sit on the new flat roof (no fixings are proposed thereby the installation is reversible). The Heritage/Design and Access Statement is updated accordingly and acknowledges the freestanding installation.

Hours of operation will be set by an electronic 24 hour control and the new plant is not proposed to be operated during the night time hours of 23:00 to 07:00.

Please let me know if you need anything further.

Regards

Dave

**David Tye** BSc (Hons) MTPI MRTPI
Director

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ
[redacted]

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**From:** Sam Elliott [redacted]
**Sent:** 18 September 2025 09:23
**To:** Dave Tye [redacted]
**Subject:** RE: 143572/LO/2025 & 143571/FO/2025: 48 King Street

Hi Dave,

Further to our call yesterday can you please confirm that the new plant will not operate during the night time (23:00 to 07:00) and will be set by electronic timer not to operate during these hours.

Would this be possible to confirm today?

Thank you for your time,

Sam

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**From:** Dave Tye [redacted]
**Sent:** 17 September 2025 11:25
**To:** Sam Elliott [redacted]
**Subject:** RE: 143572/LO/2025 & 143571/FO/2025: 48 King Street

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Morning Sam,

Thanks for your email. Good that the stacked solution is supported by MCC in line with pre-application feedback. We will do our best to respond quickly and hopefully before the end of the week. From discussions to date I believe the units will sit on feet on the roof and serve the retail shop, so won't run at night. I'll conform hours when we submit the section.

Regards

Dave

**David Tye** BSc (Hons) MTPI MRTPI
Director

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**From:** Sam Elliott [redacted]
**Sent:** 16 September 2025 14:47
**To:** Dave Tye [redacted]
**Subject:** FW: 143572/LO/2025 & 143571/FO/2025: 48 King Street

Hi Dave,

As per ENVH comments on noise, the noise assessment shows that only the daytime criteria would be met. If the plant is to operate during night then additional mitigation will be required in order to meet the night time criteria. We will need you to confirm via email that the new plant will not operate during the night time (23:00 to 07:00) and will be set by electronic timer not to operate during these hours.

Thank you for your time,

Sam

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**From:** Sam Elliott
**Sent:** 16 September 2025 12:47
**To:** Dave Tye [redacted]
**Subject:** RE: 143572/LO/2025 & 143571/FO/2025: 48 King Street

Hi Dave,

Having reviewed the information sent through and conferring with Environmental Health colleagues we can proceed ahead with the current stacked design. To this end, will you be able to submit a cross section at a closer scale to show how the unit will interact with the decking. These should specify if the unit is fixed/ freestanding. Annotations would be useful to make clear this is a reversible change (i.e. to make clear that there is a reduced harm here).

Additionally, we understood that the AC units were to be removed as part of the works required to install the decking within the previous application within the lightwell. Can you confirm if they have already been removed and, if so, remove reference to the removal of the AC units from the design and access statement/existing plans/elevations.

Can this be done so by Thursday ahead of the determination date next Monday?

Thank you for your time,

Sam

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**From:** Dave Tye [redacted]
**Sent:** 09 September 2025 13:00
**To:** Angela Leckie [redacted]
**Cc:** James Roberts [redacted] Sam Elliott [redacted]
**Subject:** RE: 143572/LO/2025 & 143571/FO/2025: 48 King Street

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Hi Angela,

**RE: 143572/LO/2025 & 143571/FO/2025: 48 King Street**

I understand you will be back in the office on 15th September. I hope you enjoyed your annual leave.

Further to our conversation on 4th September, I am pleased to submit the email below from Paul Brandrick (TEP) our engineer which responds to the query raised as to why a double stacked arrangement is necessary.

As mentioned during our call, the Design Team's understanding is that the current equipment is operating at c. 67db, the new equipment without attenuation would be operating at c.57db (a significant improvement over the existing) and the current target for the MCC EHO is c. 43db.

If you need anything further, please let me know.

Regards

Dave

**David Tye** BSc (Hons) MTPI MRTPI
Director

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ
[redacted]

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**From:** Paul Brandrick [redacted]
**Sent:** 05 September 2025 09:15
**To:** Dave Tye [redacted]
**Cc:** [redacted]
**Subject:** 2025 09 05 PSB-DT Belstaff Manchester

Hi Dave,

I am on annual leave for two weeks from today so unfortunately have little time for in depth reports so I will endeavour to answer the queries as succinctly as I can.

In the first instance I can assure the City Centre Team Leader that the primary driving force in reaching the double stacked solution was available space and the technical requirements to provide adequate ventilation to the condensers, costs were not considered until after the solution was provided.

Figures 2 and 3 on the attached drawing indicates the unstacked enclosures.
Two single enclosures take up more space width wise than an enclosure containing two unstacked units.
Therefore the decision was made to look at a single enclosure for each pair of condensers.
The footprint of the enclosures is determined by the physical size of the condenser, the space requirements for air circulation, maintenance access and the thickness of the louvres required to achieve the necessary attenuation. The enclosures are too large and heavy to clip onto and lift on and off the condensers.
The enclosures then require sufficient space both behind and in front to allow sufficient air flow through them to allow the condensers to function correctly and for access for maintenance.
Figure 2 clearly shows that when the correct space is allowed behind the enclosures there is no space in front of them.

We then asked the manufacturer to look at an attenuator with a top entry and front exit, as shown in Figure 2. While this improved the situation the enclosures were only circa 450mm apart and did not allow sufficient space between the condensers for adequate airflow. 1.0m clear required to the front of each condenser. In addition 450mm does not allow adequate space for maintenance.

I would also point out that the location of the units within the lightwell is not best suited to good airflow around them. In heating mode the rejected coolth into the well will sit as a pocket of cold air, reducing the efficiency of the units. It is therefore vital that airflow around the units is not further restricted. In cooling mode the rejected heat is potentially less of a problem as warm air rises.

At this point the only option available was to look at the stacked solution which provides smaller overall footprint that can fit within the space and allow sufficient clearance for adequate airflow.

As previously noted the internal fan coil units are existing and mixing different manufacturers indoor and external equipment is generally not possible and certainly not advisable. We are not aware of any manufacturers who produce condensers quiet enough to comply with the noise requirements of this project. Internal acoustic treatment is not an option as the noise from them mostly emanates from the fan grilles to the front and rear of the casing and this cannot be restricted.

We would also point out that this is the only available location to install the units which we would suggest are essential in order to make the building suitable for use in the 21st century.

I trust that the above answers the queries from the planning department.

Regards

**Paul Brandrick**
Associate

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