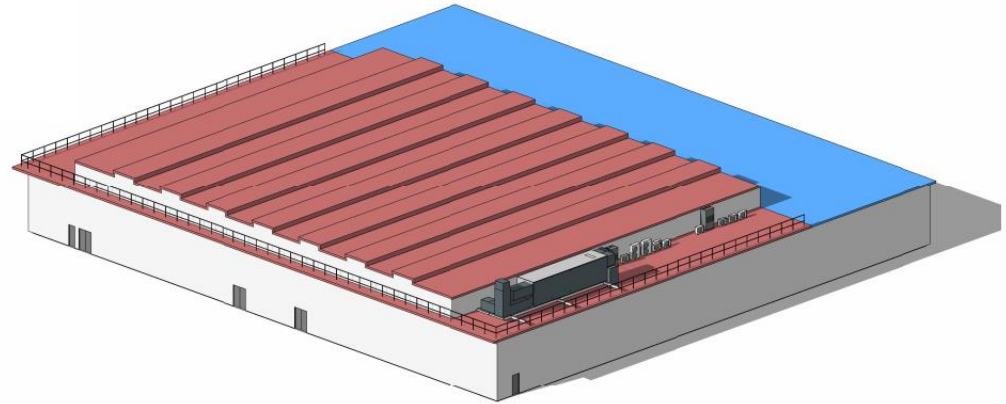
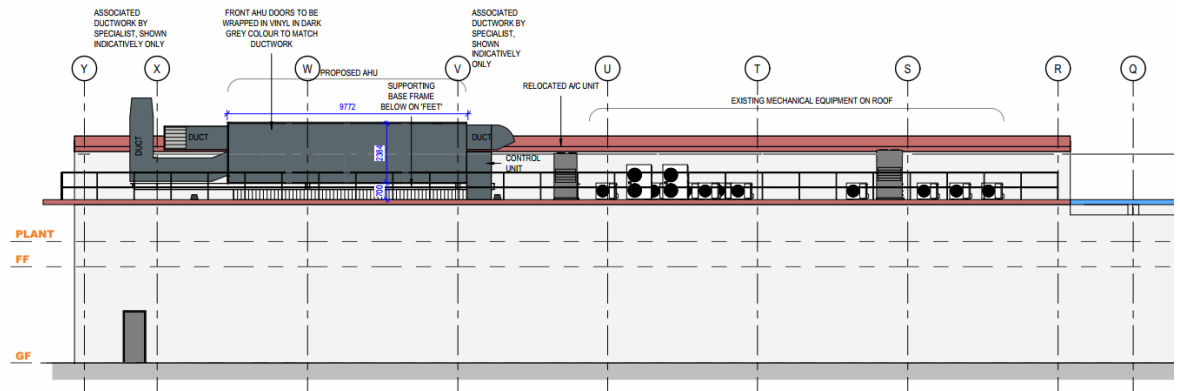


PLANNING STATEMENT

Proposed Air Handling Unit

At

Hexagon Tower,
Crumpsall Vale,
Blackley,
Manchester,
M9 8GQ



Farrar Bamforth Architecture
Ltd

Architectural Consultants
farrarbamforth.co.uk

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■ Architecture

Desmo

Colour Synthesis
solutions

PROPOSED AIR HANDLING UNIT

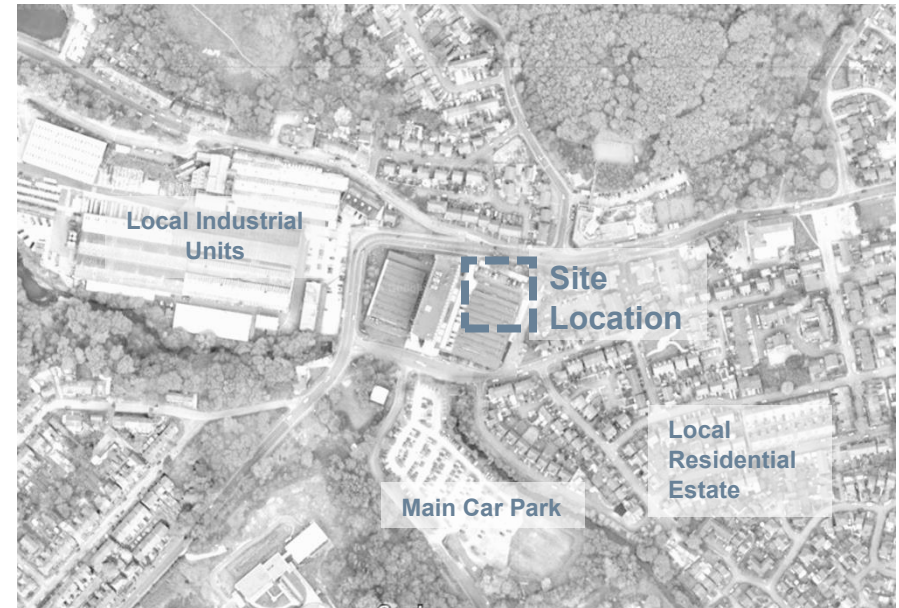
HEXAGON TOWER, CRUMPSALL VALE, BLACKLEY, MANCHESTER, M9 8QG

PLANNING STATEMENT

[1] LOCATION & CONTEXT

- 1.1 This Planning Statement has been prepared on behalf of Desmo Ltd and Colour Synthesis Solutions Ltd in support of a Planning Application for Hexagon Tower, seeking approval for a rooftop external Air Handling Unit.
- 1.2 This statement describes the matters considered in the design of the scheme and the preparation of the planning application. It should be read in conjunction with the drawings and other associated supporting documents.
- 1.3 The purpose of the development is to provide the necessary ventilation requirements as part of the fit-out of an additional laboratory space in the East Machine Hall of Hexagon Tower.
- 1.4 This site is located within a mix of residential and industrial developments, with its main car park to the south, sited within the valley of the River Irk.

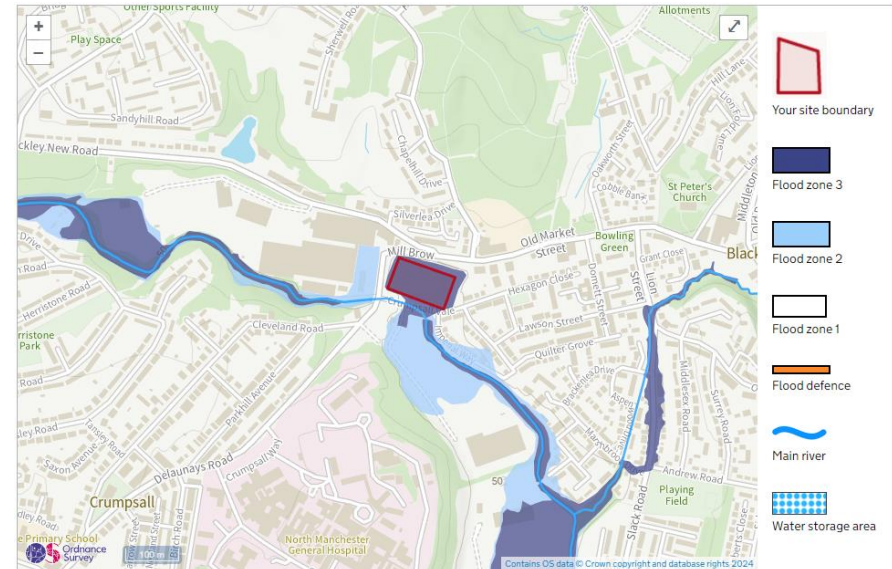
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Satellite image of the site and nearby surroundings with annotations (retrieved from Google Maps on, edited by FBA)

[2] PLANNING CONSTRAINTS & FLOOD RISK

- 2.1 Hexagon Tower is not within a Conservation Area, Green Belt or a Site of Biological Interest, according to the Local Development Map. The Site itself is close to but not within the River Valley designation of the River Irk, but the main car park is within this designation. The nearest Listed Building is the Grade II* Listed Church of St. Peter in Blackley, which is located approximately half a mile away.
- 2.2 Although the Site is within Flood Zone 3 according to the Flood Map for Planning (Environmental Agency, 2024), meaning there is a 'high probability of flooding from rivers and the sea', it is felt that a Flood Risk Assessment is not required and so has not been submitted as part of an application, due to the fact that the proposed AHU is on the roof of the East Machine Hall, Hexagon Tower, and is of such a scale that it is felt it wouldn't provide any major adverse effects to the existing drainage strategy of Hexagon Tower. It also is unlikely to be affected by the flooding from rivers and the sea due to its height about ground level.
- 2.3 According to Environmental Agency (2024) (2), the site is at a low risk of flooding from surface water, meaning it has a chance of flooding between 0.1% and 1% each year.



Flood Map for Planning (retrieved from Environmental Agency (2024) on 28.03.2024)

PROPOSED AIR HANDLING UNIT

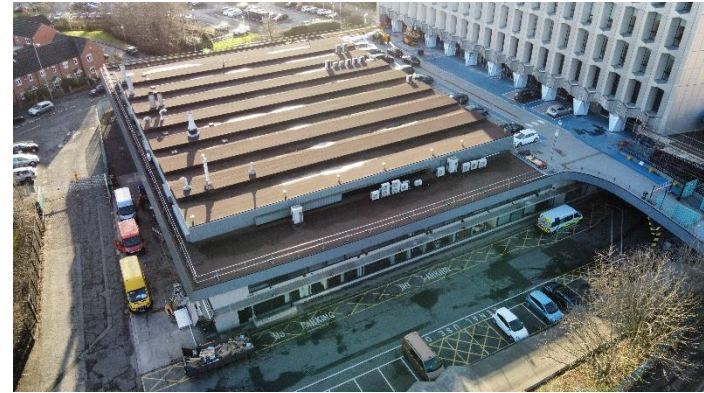
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[3] SCALE & APPEARANCE

- 3.1 The Air Handling Unit will be manufactured off-site and brought to site. The Unit will be wrapped in a vinyl as shown on the drawing, and the ductwork will be wrapped in an insulated jacketing system.
- 3.2 As shown in the drawings attached to the application, the Air Handling Unit measures 9772mm long x 1982mm wide by 2384mm high. The Air Handling Unit would be sited in the approximate position shown on the attached drawings, on the roof of the East Machine Hall. There is existing access to the roof and guarding around the perimeter. Ductwork will carry supply and exhaust air between the Air Handling Unit and the room below in the East Machine Hall (EM025) through the existing Plant Walk-On Grid.



Existing Photos show the location of where the AHU would be positioned. Top: Drone Aerial Photo showing the roof and equipment, taken from the North/ North East perspective. Bottom: Photo taken on the roof deck, showing an existing piece of mechanical equipment on the roof

[4] REFERENCE LIST

Environment Agency (2024). Flood map for planning. Retrieved from <https://flood-map-for-planning.service.gov.uk/>

Environment Agency (2024) (2). Check Long Term Flood Risk Service. Retrieved from <https://check-long-term-flood-risk.service.gov.uk/>

Google Maps (2024). Imagery from various sources. Retrieved from <https://www.google.com/maps/>