

GM/101165

21 March 2025



Manchester City Council
Planning
Manchester
M60 2LA

Dear Sir/Madam

**VACANT RETAIL UNIT, KAMPUS
AYTOUN BUILDING, AYTOUN STREET/CHORLTON STREET, MANCHESTER, M1 3GH
PROPOSED INSTALLATION OF LOUVRES**

Introduction

We write on behalf of the owners and management company for the above building, Aytoun Street Developments Ltd c/o Ares Asset Management, to submit an application for planning permission for the installation of louvres into the existing building. The installation is required to facilitate re-occupation of a ground floor retail unit for operation as a retail store.

The Site and Planning Position

The site is the former Kampus General Store ground floor retail unit at the Kampus development on Chorlton Street, Manchester. The unit has been vacant since July 2024.

The site is not located in a conservation area. The rear of the building fronts the Whitworth Street Conservation Area, but this is not visible from the elevation on which the installation of louvres is sought.

Planning permission was granted for the Kampus development, which is primarily a residential development of 476 apartments, with ground floor commercial uses, in 2016. The planning permission has, thus far, been subject of 4no non-material amendment conditions, including 136478/FO/2023 and 131814/NMC/2021, both of which concerned the installation of additional louvres into the elevations.

Policy DM1 of the adopted Core Strategy states that all development should be appropriate in terms of siting, layout, scale, massing, materials, and design. Development should also have regard for the local character of the surrounding area and not impact the surrounding amenity, including noise levels.

Policy SP 1 states that all development in all parts of the city should make positive contributions to the area, make a positive contribution to the health of residents, and protect and enhance the built environment.

Policy CC 9 states that the design of new buildings will need to be of the highest standard in terms of appearance and function, with particular attention given to the city centre's context and character.

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Policy EN 1 states that all development within Manchester is expected to follow the seven principles of urban design. Opportunities for good design should be integrated into new developments.

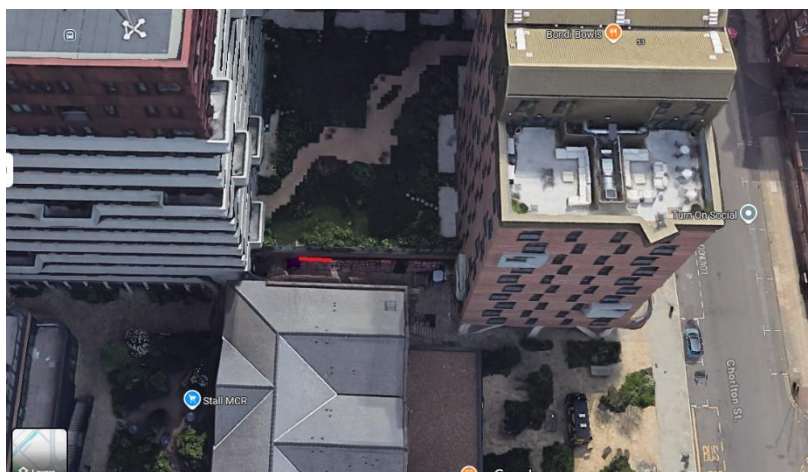
The NPPF states the need for good design in creating high-quality sustainable buildings and places. Decision-making should be based on promoting the potential of sites while creating high-quality developments that promote a high standard of amenity for those around them.

The Proposal

Planning permission is sought for changes to the northwest elevation of the former Kampus General Store unit to allow the installation of additional louvres. The louvres are required to facilitate the re-occupation of the vacant unit as a convenience store. The requirements of the potential occupier are such that the existing louvres are insufficient to meet their needs and to enable the operation of the unit, additional ventilation is required.

The position of the new louvres has been sensitively selected to ensure minimum impact on the development. The elevation is a recessed elevation, behind the external pillars of the building on the northwest elevation. The louvres are proposed only on the upper section of the glazed elevation. The lower portion, which is at eye-level, remains as existing. The louvres are proposed to colour-match the existing dominant black colour of the ground floor of the development.

The elevation cannot be seen from any of the roads surrounding the site since this particular part of the building is 'inward facing', fronting an internal walkway. Further, the louvers do not front the principal public realm areas of the development. They front a walkway that connects Chorlton Street with Aytoun Street. The aerial extract below shows the location of the louvres marked with a red line.



Full details of the proposed changes can be seen in the attached drawings, ref PL-A-2004 and PL-A-2005, which are submitted to supplement the approved (and amended) drawings forming part of the application. The approved drawings would remain part of the extant permission since they continue to relate to the upper floors of the building and, indeed, the remainder of the ground floor of the north-west elevation of this block.

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In the context of the Kampus development, the proposed changes are very much non-material in nature. The louvres will assimilate with the existing elevations and will be colour-matched to ensure that they read as an integral, and intentional, part of the development.

Application Submission

The planning application consists of the following:

- Completed application forms.
- Drawings:
 - PL-A-2001 – Site Location Plan and block plan
 - PL-A-2004 – existing and proposed north west elevation with louvre section detail
 - PL-A-2005 – floor plan showing location of louvres

The application fee has been paid to Manchester City Council via the Planning Portal. We trust that the Council will be able to grant planning permission expediently. Should you require any further information in the meantime, please do not hesitate to contact us.

Yours faithfully
For ALDER KING LLP

A handwritten signature in black ink, appearing to read 'Gary Morris', written over a light blue horizontal line.

GARY MORRIS
Partner

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Enc(s) as above