

21st January 2025
L 250122 SAV Cover Letter



Planning Department
Manchester City Council
P O Box 532
Manchester
M60 2LA

Katie Parfett-Bass
Savills (UK) Limited
DL: +44 (0) 161 277 7292

Belvedere
12 Booth Street
Manchester M2 4AW
T: +44 (0) 20 7499 8644
savills.com

SUBMITTED VIA PLANNING PORTAL REFERENCE: PP- 13614564

Dear Sir or Madam

**THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR THE INSTALLATION OF PV
PANELS TO THE ROOF
58-66 KING STREET, AND 47-53 SOUTH KING STREET, MANCHESTER, M2 4ND
STRATHCLYDE PENSION FUND C/O DTZ INVESTORS**

Introduction

We write on behalf of our client, Strathclyde Pension Fund c/o DTZ Investors, to apply for planning permission and Listed Building Consent for the installation of PV Panels to the roof of 58-66 King Street.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the documents which comprise the application include the following:

- This covering letter;
- The completed application forms;
- Design and Access Statement, prepared by Savills (January 2025);
- The following drawings:
 - Ref: 10400 Rev P01 – ‘Existing Elevation Layout 1’;
 - Ref: 10401 Rev P01 – ‘Existing Elevation Layout 2’;
 - Ref: 10402 Rev P01 – ‘Existing Elevation Layout 3’;
 - Ref: 10200 Rev P01 – ‘Existing Roof Layout’;
 - Ref: 10490 Rev C00 – ‘Proposed Elevation Layout 1’;
 - Ref: 10491 Rev P02 – ‘Proposed Elevation Layout 2’;
 - Ref: 10492 Rev C00 – ‘Proposed Elevation Layout 3’;
 - Ref: 10290 Rev P02 – ‘Proposed Roof Layout’; and
 - Ref: 12901 Rev P01 – ‘Proposed Section Views’.

The application has been submitted electronically via the Planning Portal website (**PP-13614564**). The requisite application fee of £578.00 has also been paid electronically.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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A pre-application meeting took place with Paul Mason and Emily Booth in April 2024, whereby the principle of the PV panels was accepted. In an email from Emily Booth dated 26th June, it was confirmed that the positives in bringing renewables should be encouraged and an application should be brought forward. This email correspondence is included at Appendix A.

The Application Site

The application site predominantly comprises 62 King Street in Manchester. The application however also relates to works which comprise the wider 58-66 King Street, and 47- 53 South King Street. The site is located on the pedestrianised retail area of King Street in the centre of Manchester. King Street is renowned for its exclusive retail and food and beverage offering. In recent years however, the area has experienced an increased incidence of vacant units. The surrounding area consists of a mix of retail, food and beverage, office and residential uses.

The buildings face onto King Street to the north and South King Street to the south, and are bounded by Four Yards to the east.

The Proposed Development and Assessment of the Proposed Development

The application seeks full planning permission and Listed Building Consent for the installation of PV panels to the roof of 58-66 King Street in Manchester City Centre.

Full detail of the proposals is shown on the submitted plans, however to summarise, the proposal seeks for 28 PV panels on the flat roof space at 62-66 King Street. These would be located behind the low brick leaded parapet and behind the newly constructed metal safety balustrade.

As noted in the Heritage Impact Assessment submitted as part of the proposal, the flat surface of the mansard roofing does not contribute to the character of the area, being minimally visible from street level and having already been extensively altered since the original construction. The proposals have been sensitively designed, with the location chosen specifically to ensure that the panels are minimally visible from street level. As such, it is considered that they would cause no harm to the significance of the Listed Building or St Ann's Conservation Area. It can therefore be concluded that the proposals would meet the requirements of Policy 19 of the Unitary Development Plan.

There are a number of positives associated with the proposal, namely the benefits from an environmental and sustainability perspective. Paragraph 163 of the NPPF specifically states that Local Planning Authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings.

Summary and Conclusion

This application seeks full planning permission and Listed Building Consent for the installation of PV panels to the roof of 58-66 King Street in Manchester.

This cover letter has assessed the PVs proposed against the guidance contained within the development plan and the NPPF.

Overall the design of the PVs is considered to be appropriate and there will be no unacceptable impacts on the wider setting of the Conservation Area or any of the nearby listed buildings. The environmental and sustainability benefits of the proposal are key and should carry significant weight in the determination of the application.

We trust that the information provided above and on the enclosed drawings is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.



If you have any questions please contact Matthew Sobic or Katie Parfett-Bass at these offices.

Yours faithfully

A handwritten signature in black ink, which appears to read "Savills", written in a cursive style.

Savills (UK) Ltd
Planning