



Paul Butler Associates

Planning, Development & Heritage Consultants

11 February 2025

Mrs Julie Roscoe
Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Michael Pearson

24.2097

Dear Michael

Fretrade Exchange, 37 Peter St, Manchester M2 5GB - Applications for Roof Plant

Please find enclosed applications relating to the above site. The works comprise the installation of a condenser plant unit to the building's roof. The works require planning permission and Listed Building Consent.

Listed Building Consents (LBC) 137821/LO/2023 and Planning Permission 137820/FO/2023 were approved by Manchester City Council on 17 April 2024 for the comprehensive internal and external refurbishment of the building for commercial re-use. A subsequent application for Listed Building Consent (141553/LO/2024) was submitted in relation to the fit out of the fourth floor on behalf of Zurich Insurance which was approved on 9 January 2025.

The descriptions of development are as follows:

'LISTED BUILDING CONSENT for Installation of plant unit to roof.'

'Installation of plant unit to roof'.

Schedule of Documents

In addition to this letter, the applications are supported by the following documents:

- Heritage Statement by Stephen Levrant Heritage Architecture. Please also note the application-specific Heritage Statement provided within this letter.
- Design and Access Statement (see below within this letter).
- Acoustic Assessment prepared by Sandy Brown (Ref: 025583-R01-A).
- Data Sheet of External Condenser Proposed. (Model MXZ-2F42VF3).
- Photographs of proposed location for plant unit.

The applications are also supported by the following submitted plans:

- Location Plan (Ref: AXI010).

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- Existing Elevations – South and West (Ref: AXI-700)
- Existing Elevations – North and East (Ref: AXI-701)
- Proposed Elevations – South and West (Ref: AXI-702)
- Proposed Elevations – North and East (Ref: AXI-703)
- Existing Roof Plan – Refer to Existing Elevational Plans above
- Proposed Roof plan – Refer to Proposed Elevational Plans above

Design and Access Statement

This Letter should also be read as providing the necessary information required in accordance with the National Planning Practice Guidance to be submitted as part of a Design and Access Statement. Applications for listed building consent are required to be supported by a Design and Access Statement, which must include an explanation of the design principles and concepts that have been applied to the proposed works, and how they have taken account of:

- the special architectural or historic importance of the building;
- the particular physical features of the building that justify its designation as a listed building; and
- the building's setting.

Design and Access Statements accompanying applications for listed building consent must also explain how issues relating to access to the building have been dealt with. As the building is operational, it already must be able to provide access to all. Access to the roof where the item of plant is to be located is understandably restricted.

In accordance with the guidance, Design and Access Statements accompanying applications for listed building consent must also provide information on any consultation undertaken, and how the outcome of this consultation has informed the proposed works.

Pre-application discussions have been undertaken with Manchester City Council (MCC) to discuss the proposals and their potential impact. It was agreed that a Listed Building Consent application as well as a planning application would be required, as was the scope of the submission.

Application Proposals

The application proposals comprise the installation of a condenser unit. This is to be installed to the roof of the building's fifth floor roof extension. The roof already accommodates multiple plant units and other enclosures, some of which has been fitted recently following the re-use of the building and change of use of the lower ground floor to restaurant, and some of which has been located on the roof for an extended period of time.

A Noise Survey and Plant Noise Egress Assessment has been undertaken by Sandy Brown and is submitted in support of the applications. This includes an assessment of the existing noise environment and sound levels within the area. It sets plant noise limits at the façade of the worst

affected sensitive receptor, and confirmed that based on the type of condenser unit proposed, the proposed plant was not expected to adversely impact any noise sensitive receptors.

Heritage Statement

The Heritage Statement prepared by SLHA and approved as part of the main LBC and Planning Consent is resubmitted in support of this application. This sets out the relevant policy which has not significantly changed in the intervening period, as well as setting out the history and significance of the Listed Building. This Statement had considered proposals for the installation of rooftop plant to provide for the general M&E requirements of the building and found that such installation would have a neutral impact on the building's significance (p46).

No historic or original fabric will be affected. The condenser unit will be located set-back from the northern roof edge, adjacent to existing plant and enclosures. Due to existing plant and roof top enclosures, the plant will not be visible from the west or south, and due to the heights and positioning of buildings to the east, will not materially impact any views from the east. The condenser unit will be visible from the new St Michael's office building to the north, but again is of such a limited size, within an existing context of roof plant, that it will not be materially visible. The plant will not be visible from street level from any vista.

In terms of the design of the unit, this is dictated by the manufacturer, however the unit has been located centrally within the roof plan to minimise its visual impact.

Those internal and external elements which contribute towards the special architectural and historic importance of the Listed Building, and justify its designation, are set out within the Heritage Statement by Stephen Levrant Heritage Architecture. The application proposals will not affect any elements which contribute towards the special architectural or historic importance of the Listed Building. Furthermore, the location and scale of the works are such that the proposals will not affect the setting of the Listed Building, nor the setting of the Deansgate / Peter Street Conservation Area.

Planning Summary

The proposed plant is essential to the operational requirements of the 4th floor occupier and will not have a detrimental impact on the amenity of existing residents or businesses, and as such it accords with Core Strategy policy DM 1, saved UDP policy DC26 and the relevant policies within the Greater Manchester Places for Everyone Plan.

In terms of heritage impact, the proposed plant will not have a direct impact upon any historic or original fabric. The unit is of a relatively small scale, and to be located on the 5th floor roof extension, which accommodates extensive existing plant and other larger enclosures. The proposed plant will not therefore materially impact upon the setting of the Listed Building or the Deansgate / Peter Street Conservation Area, and it is therefore in accordance with Core Strategy policies CC9, EN 1, EN3; and UDP Policy DC18.

We trust that the submitted information is sufficient to enable the validation of the submitted applications. Should any further information be required, please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in blue ink that reads "Don Murphy". The signature is fluid and cursive, with a large initial "D" and a stylized "M".

Don Murphy MPLAN MRTPI IHBC
Director

Appendix 1: Photographs



Photo 1: Location of proposed unit. View west.



Photo 2: Location of proposed unit. View north



Photo 3: Enclosures to west of proposed unit location.



Photo 4: Location of proposed unit. View south.



Photo 5: Location of proposed unit. View west. Wide view.



Photo 6: Roof equipment



Photo 7: Street view towards site.