



Paul Butler Associates

Planning, Development & Heritage Consultants

07 November 2024

Julie Roscoe
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Planning,
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Manchester,
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24.1992/ldt01jr

Fao: Jen Atkinson (Principal Planning Manager, Manchester City Council)

Dear Julie,

University of Manchester: Land adjacent to John Garside Building, 131 Princess Street, Manchester, M1 7DN: Application for Planning permission to Construct Energy Centre

Introduction

On behalf of our client the University of Manchester (Directorate of Estates and Facilities Project Group), please find enclosed an application for planning permission for the '*Construction of a new above ground Energy Centre and associated below ground plant, landscaping, revised access road, boundary treatments and building illumination. The Energy Centre building and site compound shall house mechanical and electrical services equipment for the production of heat and hot water.*'

The works are proposed as part of the University of Manchester building decarbonisation programme with buildings across the University estate programmed to benefit from retrofitting measures to improve energy efficiency. The new Energy Centre will assist the University of Manchester decarbonise their North Campus estate and support their long-term goal of becoming carbon neutral by 2038 across all areas of their operation.

The Energy Centre will serve the John Garside Building and George Begg Building whilst having the capability to accommodate additional plant in the future for other parts of the retained North Campus estate including potentially Faraday Tower, Masdar Building and Ferranti Building. The Energy Centre is designed to accommodate up to eight roof mounted air source heat pumps, however, to meet the immediate needs of the University only four of the eight heat pumps will be installed to serve the George Begg and John Garside buildings. The intent is to allow for a doubling in capacity at later point in time and as such the Energy Centre is designed to be expandable to offer further carbon savings / renewable technology capability beyond supporting just the George Begg and John Garside buildings. Additional plant could be applied for as necessary and added during future phases of extension.

The driver for this project is maximising long term carbon savings for the North Campus estate with immediate benefits being delivered to John Garside building and George Begg building. The impact of the development has the potential to secure an immediate 82% reduction in operational carbon emissions from the John Garside and George Begg buildings, equating to a saving of 1,148

tonnes of carbon each and every year. Thereafter the Energy Centre can be linked to other retained buildings within the North Campus as part of future phases of extension.

The submission consists of this letter and the supporting plans and documents which are listed below.

Submitted Plans and Reports

Information submitted as part of this application includes:

- Cover letter;
- Completed Planning Application Form;
- Location Plan, MEC-WMA-XX-DR-A-00-001 D2 Rev P05 prepared by Wilson Mason;
- Design and Access Statement prepared by Wilson Mason: The University of Manchester, North Campus Energy Centre, Document No. 7228 Revision (02), October 2024;
- Planning Statement prepared by Paul Butler Associates, including Framework Construction Management Plan and Framework Local Labour Agreement, dated November 2024;
- Flood Risk Assessment prepared by WML Consulting – The University of Manchester, North Campus, Energy Centre Report Reference: 11263-WML-00-XX-RP-C-0001 – Rev 02, May 2024;
- Sustainable/Energy Statement, Report UoM – North Campus Energy Centre, Revision 01, prepared by Tetra Tech Consulting Engineers October 2024;
- Plant Sound Assessment Report, North Campus Energy Centre, University of Manchester, Report Reference no. 1200/PSA1 Revision 1, prepared by Lighthouse Acoustics, 3rd October 2024;
- Arboricultural Impact Assessment & Method Statement, The University of Manchester ID North Energy Centre Project, Report Ref: 24/AIA/MAN/39 prepared by Tree Solutions, August 2024;
- Air Quality Assessment North Campus Energy Centre, University of Manchester Report Reference: 8569r2, prepared by Redmore Environmental, 22nd October 2024;
- Preliminary Ecological Appraisal for University of Manchester ID North Energy Centre Project prepared by CGO Ecology, March 2023;
- Biodiversity Net Gain Assessment 2024, University of Manchester, North Energy Project, Report Reference RHE.4297, prepared by Rachel Hacking Ecology;
- Biodiversity Net Gain Plan, Proposed Landscape Areas, Untitled, prepared by Rachel Hacking Ecology prepared by Rachel Hacking Ecology;
- Biodiversity Spreadsheet 'Statutory Biodiversity Metric Condition Assessments University of Manchester';
- Biodiversity Spreadsheet 'The Statutory Biodiversity Metric Calculation Tool -Macro disabled tool 23.07.2024, Energy project Recom Final';

- General Arrangement First Floor Plan, Drawing Ref MEC-WMA-XX-FF-DR-A-10-101 D2-P07, prepared by Wilson Mason;
- General Arrangement Ground Floor Plan, Drawing Ref MEC-WMA-XX-GF-DR-A-10-100 D2-P08, prepared by Wilson Mason;
- Plant Deck General Arrangement Plan, Drawing Ref MEC-WMA-XX-PD-DR-A-10-111 D2-P07, prepared by Wilson Mason;
- Roof General Arrangement Plan, Drawing Ref MEC-WMA-XX-RL-DR-A-10-110 D2-P07, prepared by Wilson Mason;
- General Arrangement Second Floor Plan, Drawing Ref MEC-WMA-XX-SF-DR-A-10-102 D2-P07, prepared by Wilson Mason;
- Temporary NMR Gas Storage Site Plan, Drawing Ref MEC-WMA-XX-XX-DR-A-00-013 D2-P02, prepared by Wilson Mason;
- Existing Site Plan, Drawing Ref MEC-WMA-XX-ZZ-DR-A-00-002 D2-P04, prepared by Wilson Mason;
- Proposed Site Plan, Drawing Ref MEC-WMA-XX-ZZ-DR-A-00-003 D2-P04, prepared by Wilson Mason;
- Temporary Gas Storage Plan and Elevations, Drawing Ref MEC-WMA-XX-ZZ-DR-A-10-103 D2-P02, prepared by Wilson Mason;
- Proposed Elevation General Arrangement – North, Drawing Ref MEC-WMA-XX-ZZ-DR-A-20-100 D2-P07, prepared by Wilson Mason;
- Proposed Elevation General Arrangement, East Drawing Ref MEC-WMA-XX-ZZ-DR-A-20-101 D2-P07, prepared by Wilson Mason;
- Proposed Elevation General Arrangement – South, Drawing Ref MEC-WMA-XX-ZZ-DR-A-20-102 D2-P07 prepared by Wilson Mason;
- Proposed Elevation General Arrangement – West Drawing Ref MEC-WMA-XX-ZZ-DR-A-20-103 D2-P07, prepared by Wilson Mason;
- Proposed Sections General Arrangement- Sheet 1, Drawing Ref MEC-WMA-XX-ZZ-DR-A-20-110 D2-P07, prepared by Wilson Mason;
- Proposed Sections General Arrangement Sheet 2, Drawing Ref MEC-WMA-XX-ZZ-DR-A-20-111 D2-P07, prepared by Wilson Mason;
- Proposed Sections General Arrangement - Sheet Drawing, Ref MEC-WMA-XX-ZZ-DR-A-20-112 D2-P06 – 3, prepared by Wilson Mason;
- Site Sections, Drawing Ref MEC-WMA-XX-ZZ-DR-A-20-200 D2-P02, prepared by Wilson Mason;
- Landscape Drawings: Landscape Masterplan, Drawing Ref MEC-ITE-XX-XX-D-L-900001 P02, prepared by Iteriad;

- Trees Retained/Removed, Drawing Ref MEC-ITE-XX-XX-D-L-900002 P01, prepared by Iteriad;
- Proposed Landscape Arrangement, Drawing Ref MEC-ITE-XX-XX-D-L-900101 P04, prepared by Iteriad;
- Landscape Boundary Treatment Plan, Drawing Ref MEC-ITE-XX-XX-D-L-900110 P01, prepared by Iteriad;
- Proposed Landscape Planting Plan, Drawing Ref MEC-ITE-XX-XX-D-L-900201 P01, prepared by Iteriad;
- Proposed Landscape Levels Plan, Drawing Ref MEC-ITE-XX-XX-D-L-900301 P05, prepared by Iteriad;
- Existing and Proposed Landscape Levels Plan, Drawing Ref MEC-ITE-XX-XX-D-L-900303 P01, prepared by Iteriad;
- Proposed Landscape Sections Sheet 1 of 2, Drawing Ref MEC-ITE-XX-XX-D-L-900401 P02, prepared by Iteriad;
- Proposed Landscape Sections Sheet 2 of 2, Drawing Ref MEC-ITE-XX-XX-D-L-900402 P01 prepared by Iteriad; and
- Carrier Illustrative Plant details, Carrier 39188-1 Revised Heat Pump Specification including DHW -AUG 29th supported by three technical annexes.

Policy Compliance

The scheme has been developed by a Team with substantial knowledge and experience of Energy Centre development and is led by RECOM on behalf of the applicant. Other team members include Wilson Mason Architects, Tetra Tec, WML, Lighthouse Acoustics and Paul Butler Associates. The Team looks forward to continuing working closely with the Council's officers in progressing this application through to submission and determination.

Yours sincerely



David Tye MTPI, MRTPI
Director

CC Simon Jones (University of Manchester, Directorate of Estates and Facilities Project Group)
David Fitzgibbon (Recom)
Keith Cheshire (Wilson Mason Architects)