

16 October 2024

Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Emily Booth

Dear Emily,

**Renold Building, Altrincham Street
Discharge of Condition 9a (External Plant) and Condition 11 (Signage Strategy) – with reference to Planning Permission Reference 139124/FO/2024.**

Please find enclosed an application for the discharge of Conditions 9a and 11 attached to Planning Permission ref: 139124/FO/2024 granted on 12 April 2024.

The Planning Permission relates to the change of use of Renold Building (the 'Site') from education to commercial use. The Applicant is ID Manchester Limited ('the Applicant').

The Site is an educational facility originally constructed for the Manchester College of Science and Technology in the 1960s, located in the former UMIST campus, and more recently, The University of Manchester's North Campus. It lies at the heart of the ID Manchester Strategic Regeneration Framework (2023) area, which sets a vision to create a world-leading applied innovation district within Manchester City Centre.

For clarity, the description of development for proposals are as follows:

"Change of use of the Renold Building from Education (Use Class F.1a) to Commercial (Use Class E) and introduction of associated plant."

Pre-Application Consultation

The principles set out within this letter have been agreed with the Local Planning Authority over August-September 2024.

Condition 9a

Condition 9a (Externally mounted ancillary plant) states:

“Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to the installation of the equipment hereby approved the scheme included the above and the locations on the roof shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.”

Significant upgrades are required to the building in M&E terms, in order to improve the EPC rating of the building from an E to a B. To achieve this, the following measures are proposed:

- Heat pump based VRF systems will be installed to the majority of lower ground, upper ground and levels 02-07 resulting in the majority of the building's area being served by the decarbonising electrical grid rather than fossil fuels.
- LED lighting will be installed throughout all of the refurbished areas.
- Heat recovery ventilation will be provided to the new 'co-working' space, formerly the café, to provide energy efficient ventilation to the area.
- The old inefficient mechanical ventilation system serving levels 02-07 will be decommissioned and natural ventilation will be relied upon in these areas. This will remove the majority of plant currently located on the podium (see drawings relating to Elevations B and C), meaning that whilst there is a nett increase in plant this is offset to a large degree by removal of existing infrastructure. (Also shown I the attached satellite image)
- The building will be removed from the inefficient site-wide steam network and any small areas not heated by VRF or electric panel heaters will have heat re-provided from high efficiency gas fired boilers this is due to limitations on the electrical supply capacity.

A Ventilation Strategy Statement prepared by CWC (Dated July 2024) and associated elevations prepared by Space Invader are submitted in support of this application. The proposals for ventilation include the reuse and maintenance of existing systems and strategy with the addition of new HVAC, AHU, new extract and louvre and one overhead door heater. For further details, please refer to the Ventilation Strategy Statement produced by CWC (Dated July 2024). Please note a separate condition discharge application will be submitted for Condition 8.

Part of the plant will be required to be housed on the podium. This is due to insufficient space on the roof and limited available space to the rear of Renold (without sterilising a large portion of the adjacent Plot B of the masterplan). The accompanying drawings (20)404 Proposed External Elevation A, (20)405 Proposed External Elevation B, (20)406 Proposed External Elevation C and (20)407 Proposed External Elevation D prepared by Space Invader show how the proposed plant external plant will be sited.

The accompanying submission material 'Plant Images – Renold Building External Views of Roof Plan' includes indicative CGI images of the proposed equipment and demonstrate that the change will be negligible from Altrincham Street and Courtyard. The intention is that a plant screen will be constructed on the eastern elevation to obscure views of the new plant from within the Bowling Green. The plant screen will be designed with reference to the existing screening and installed within 3 months post installation of the plant.

In addition, SOL have prepared an Acoustic Note which sets out how the proposed plant will not exceed the required noise levels.

These works are required to bring Renold back into a viable long-term use, stimulating the creation of the innovation district through creation of low-cost, incubator and collaboration space in the heart of the masterplan, whilst embodying the ethos of IDM to create sustainable and regenerative spaces.

This information is submitted to discharge Condition 9 in relation to Part a) only.

Condition 11

Condition 11 (Signage Strategy) states:

"Before first occupation of the development hereby approved a signage strategy shall be submitted to and agreed in writing by the City Council as local planning authority. All signage displayed at the property shall accord with the approved details."

Condition 11 relates to signage for the building. A separate advertisement consent has been sought and approved on 23/09/2024 under Application Ref. 140544/AO/2024). These approved permissions included the following:

- *1x High Level Building Identifier Sign:* Located on the top-left corner on the north façade, next to Altrincham Street. 5m x 5m and 500mm return depth to house warm white 12v LED lighting and opal acrylic backer to diffuse LED lights.
- *1x Mid-Level Building Graphic Signage:* Located on left wall of the south façade and is proposed to include two painted designs on the building façade. Lettering measuring 7m

x 1m in the centre of the wall and Brand logo measuring 1.6m x 1.6m in the top right corner of the wall.

- *2x Mid-Level Building Identifier Signage* - include 3D lettering fixed to the face of a powder coated folded tray design wrap around the existing canopy; Wrap will be 2mm thick aluminium panel measuring 12,250 mm + 5,000mm + 12,250 mm x 500mm:
- Events entrance sign located on north façade.
- Main entrance sign located on the south elevation.

The same information and supporting documents approved under application ref. 140544/AO/2024 is re-submitted here to fully discharge this condition.

An external signage strategy '*IDM_Renold_External Signage Planning Report_D3*' has been prepared by Place Marque+ (Dated September 2024) which addresses the requirements of the condition. The strategy report outlines the design proposal of the signage, including drawings the proposed locations and the proposed visuals of the building with the signage.

This information is submitted to discharge Condition 11 in full.

Application Documentation

The application has been submitted through the Planning Portal, and comprises the following documents:

- Application Form – Prepared by Deloitte LLP;
- Cover Letter – Prepared by Deloitte LLP
- Ventilation Strategy Statement – Prepared by CWC (Dated: July 2024);
- Building Plant Noise Impact Assessment – Prepared by Sol Acoustics (Dated: September 2024);
- External Signage Report (Rev 6) – Prepared by Place Marque+ (Dated: September 2024); and
- Plant Images: Renold Building External Views of Roof Plan – Prepared by Deloitte LLP (Dated: August 2024);
- Renold Plant Image;
- Existing External Elevations – Prepared by Space invader;

- (20)400 Existing External Elevation A;
- (20)401 Existing External Elevation B;
- (20)402 Existing External Elevation C;
- (20)403 Existing External Elevation D;
- Proposed External Elevations – Prepared by Space invader;
 - (20)404 Proposed External Elevation A;
 - (20)405 Proposed External Elevation B;
 - (20)406 Proposed External Elevation C; and
 - (20)407 Proposed External Elevation D.

A fee has been paid to Manchester City Council for £145.00 in addition to £70.00 for service charge and VAT by the Planning Portal, in respect of the requisite application fee (ref: 13251082).

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of Condition 9 part a and full discharge of Condition 11 attached to Planning Permission Ref: 139124/FO/2024.

If you require any further details, please do not hesitate to contact my colleague Frances Hampson (+44 (0)161 455 6766 / fhampson@deloitte.co.uk).

Kind regards



Deloitte LLP