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L240409 - Cover Letter – Plant Equipment

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SUBMITTED VIA PLANNING PORTAL REF: PP-12934977

Dear Sir or Madam,

SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
INSTALLATION OF REPLACEMENT PLANT EQUIPMENT AT ROOF LEVEL TO INSTALL AN AIR SOURCE HEAT PUMP
ONE PICCADILLY GARDENS, MANCHESTER, M1 1RG
LEGAL & GENERAL (PENSIONS MANAGEMENT) LTD

Introduction

We write on behalf of the applicant, Legal & General (Pensions Management) Ltd (the '**Applicant**'), to apply for planning permission for installation of replacement plant equipment at roof level to install an air source heat pump at 1 Piccadilly Gardens in Manchester.

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

- The completed application forms and certificates;
- This covering letter;
- The following technical information:
  - Syntesis – Advantage;
  - Syntesis – Balance;
  - Lift -1204-P; and
  - Ormandy Rycroft.
- The following drawings:
  - Drawing Ref: 00(07)100 – 'LOCATION PLAN';
  - Drawing Ref: 00(07)101 – 'EXISTING ROOF PLAN';
  - Drawing Ref: 00(07)102 – 'PROPOSED ROOF PLAN';
  - Drawing Ref: 00(07)103 – 'EXISTING NE & SW ELEVATIONS';
  - Drawing Ref: 00(07)104 – 'PROPOSED NE & SW ELEVATIONS';
  - Drawing Ref: 00(07)105 – 'EXISTING NW ELEVATIONS';
  - Drawing Ref: 00(07)106 – 'PROPOSED NW ELEVATIONS';
  - Drawing Ref: 00(07)107 – 'EXISTING SE ELEVATIONS'; and
  - Drawing Ref: 00(07)108 – 'PROPOSED SE ELEVATIONS'.

As the application has been submitted electronically via the Planning Portal website (**PP-12934977**) a payment for the application fee of £578.00 has been made online.

The Application Site

The application site comprises part of the roof at One Piccadilly Gardens (the **'Site'**).

One Piccadilly Gardens is an office, retail and leisure building measuring approximately 17,370 sq. m (GIA).

The boundary of the application site is the are outlined in red on the Site Location Plan (Drawing Ref: 00(07)100) which measures approximately 84 sq. m.

The location of the proposed replacement plant is located to the south east of the roof of the Site.

Piccadilly Gardens tram stop is located to the south of the Site with surrounding commercial uses located to the north, east and west including offices, bars, restaurant and hotels.

The Proposed Development

The proposed development sought as part of the application comprises replacement of existing plant equipment at roof level to provide new air source heat pumps. The proposed installation of air source heat pumps ('**ASHP**') will replace existing boiler plant, as shown on the Existing Roof Plan (Drawing Ref: 00(07)101) within the existing plant well.

The proposed location and configuration of the new ASHP is illustrated on the Proposed Roof Plan (Drawing Ref: 00(07)102) which includes details of the proposed equipment list. The plant compound measures approximately 84 sq. m.

The application is for replacement of existing plant equipment at roof level within the plant well and therefore views of the ASHP would be limited. The application is supported by a Noise Assessment which establishes that the proposed ASHP would accord with relevant criteria.

The proposed replacement of plant equipment with an ASHP would improve the energy efficiency of the building and therefore met sustainability aims of both local and national planning policies.

Summary and Conclusion

The application seeks planning permission for the replacement of plant equipment to install a new air source heat pump at roof level of One Piccadilly Gardens in Manchester.

The proposal is consistent with the existing building and wider area and does not detract from the visual amenity of the area and accords with relevant noise criteria.

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.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Amelia Robson or Timothy Price at these offices.

Yours sincerely,

Savills

Savills (UK) Limited
Planning