Development Management
Manchester City Council
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Our ref **EKPS/240301/KD**

Submitted via the Planning Portal

22 March 2023

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Dear Sir or Madam,

Application for Full Planning Permission: Proposed installation of 4 no. external louvres, rear elevation of 340 Deansgate, Manchester, M1 4LY.

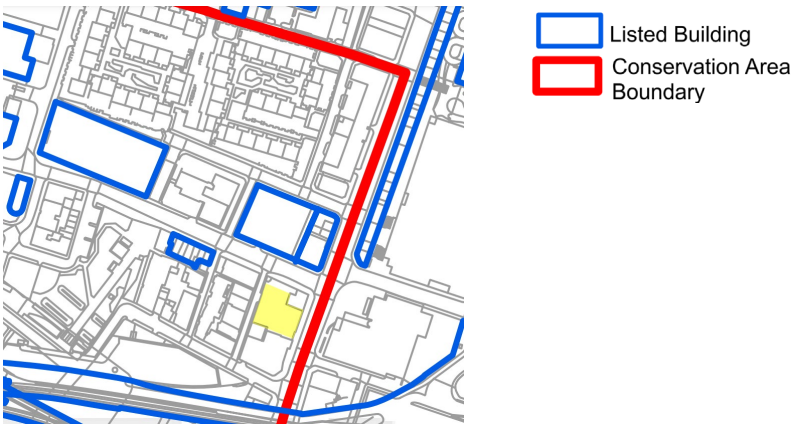
On behalf of our client, Schroders Capital ('the Applicant'), we are pleased to enclose a full planning application for the installation of 4 no. new external louvres, to the rear elevation of 340 Deansgate, Manchester City Centre. The application has been submitted via the Planning Portal (Ref. PP- 12907905).

The Site and Surroundings

340 Deansgate is located within the City Centre. The existing building on the site fronts onto Deansgate – a main atrial route through the city and faces Southern Street to the rear. Whilst Deansgate comprises largely commercial uses, Southern Street to the rear includes a number of residential properties.

The existing building was constructed following the grant of planning permission for the redevelopment of the Site in 2004 (Reference: 073403/FO/2004/C3). The building is currently within office use.

The building falls within the boundary of the designated Castlefield Conservation Area, on the eastern edge. The site is in close proximity to a number of listed buildings as shown in **Figure 1** below:



^ Figure 1 Castlefield Conservation Area Map[1]. (the site is highlighted in yellow).

[1] https://www.manchester.gov.uk/download/downloads/id/12609/castlefield_conservation_area_map.pdf

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The Proposed Development

The description of development that is proposed by the planning application is as follows:

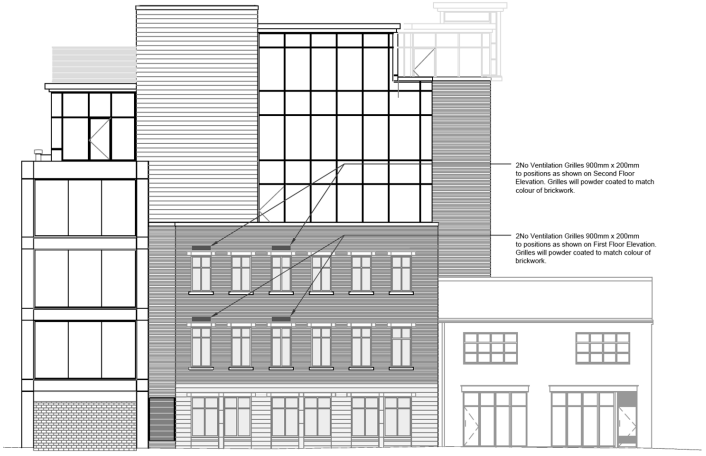
> *'Installation of 4 no. new external louvres to the rear elevation of 340 Deansgate, in association with the installation of a new ventilation system to increase airflow at the first and second floors.'*

The proposed new louvres will be discreetly installed to the rear elevation (facing onto Southern Street) and sited above the existing windows. The louvres will be coloured to match the colour of the brick work. The louvres are required in association with the installation of additional ventilation systems at the first and second floor, in order to provide a better fresh air volume to these spaces.

The existing and proposed rear elevation are shown in **Figure 1** and **Figure 2** overleaf.



^ Figure 1



^ Figure 2

Floorplans and specifications of the proposed new ventilation system being installed have also been submitted with the application.

Relevant Local and National Planning Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.

Local Planning Policy

The adopted Development Plan for Manchester City Council ("MCC") comprises the MCC Core Strategy 2012-2027 ("CS"), which was adopted on 11 July 2012, and the 'saved' policies of the Unitary Development Plan ("UDP").

The Core Strategy outlines the Council's vision and spatial principles for Manchester to 2027, along with the planning policies which will be used to deliver that vision. The policies of most relevance to the determination of the application are as follows:

- **Policy EC 3: The Regional Centre** – encourages development for employment-generating uses within the Regional Centre, including offices and other commercial development.
- **Policy CC 9: Design and Heritage** – requires development in the City Centre to preserve or enhance identified heritage assets, including conservation areas. Also states that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
- **Policy DM 1: Development Management** – requires all developments to have regard to a range of specific issues including: impact on the surrounding area in terms of design, scale and appearance; effects on amenity such as privacy, light, noise, odours, litter, road safety and traffic generation; accessibility (for disabled people and sustainable transport modes); community safety and crime prevention; refuse storage and collection; vehicular access; and green infrastructure.

The following 'saved' policies of the UDP are also relevant:

- **Policy DC26: Development and Noise** – aims to reduce the impact of noise on people living and working in, or visiting, the City by considering both:

  a) The effect of new development proposals which are likely to be generators of noise; and

  b) The implications of new development being exposed to existing noise sources which are effectively outside planning control.

  The Policy adds that where the Council believes that a new proposal might generate potentially unacceptable levels of noise, it will require the applicant to provide an assessment of the likely impact and of the measures proposed to deal with it satisfactorily. It goes on to state that the Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

National Planning Policy

The revised National Planning Policy Framework ("NPPF") was published by the Department for Levelling Up, Housing and Communities ("DLUHC") on 19 December 2023 and is a material consideration in planning decisions.

The NPPF identifies three overarching objectives for the planning system, namely an economic objective (to help build a strong, responsive and competitive economy), a social objective (which aims to support strong, vibrant and healthy communities, and to foster well-designed, beautiful and safe places with accessible services) and an environmental objective (aimed at protecting and enhancing the built and historic environment, including making effective use of land, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy).

The policies of most relevance to the determination of the application include the following:

- **The presumption in favour sustainable development (paragraph 11)** – states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

  c) 'approving development proposals that accord with an up-to-date development plan without delay; or

  d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

  i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

  ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework when taken as a whole.'

- **Section 7: Ensuring the vitality of town centres** – states that planning decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation, and promoting their vitality and viability (paragraph 86).

- **Section 8: Promoting Healthy and Safe Communities** – promotes planning decisions which aim to achieve healthy, inclusive and safe places with a high standard of amenity for existing and future users.

- **Section 12: Achieving Well Designed Places**–provides design guidance and states that *"the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve".*

- **Section 16: Conserving and Enhancing the Historic Environment**– seeks to conserve and enhance the historic environments, and states that when determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Planning Appraisal

Having introduced the Applicant, the site and surroundings, the proposed development and the relevant local and national planning policies, it is now relevant to present the justification for the proposals. It is important to note that the proposed development will allow an existing building to be adapted to suit the needs of the Office occupiers, and in turn, align with Section 7 of the NPPF which recognises that a positive approach to the management and adaption of buildings to suit business needs will promote the vitality and viability of City Centres.

Notwithstanding, the main issues for consideration relate to the acceptability of the proposals in terms of the impact on visual amenity, in particular the impact on the character and appearance of the Conservation Area, and residential amenity.

Visual Amenity and the Impact on the Historic Environment

The application seeks consent for 4 no. small louvres on the rear elevation of 340 Deansgate. The louvre would only be visible along Southern Street and not from the main throughfare of Deansgate itself.

Importantly, the louvres would not be seen within the setting of nearby listed buildings or have a detrimental impact on the street scene in this location.

The louvres would be coloured to match the existing brick work to further minimise their appearance. As a result, the louvres would be imperceptible in the street scene and would not have an adverse impact on the visual amenity of the area.

It is therefore considered that the proposed development would not cause harm to the setting of the nearby listed buildings or the setting of the Castlefield Conservation Area, and the proposed development therefore accords with MCC CS policies EN3 (Heritage), CC9 (Design and Heritage), and DM1 (Development Management), and Sections 12 and 16 of the NPPF.

Impact on Amenity

CS Policy DM1 (Development Management) requires all development to have regard to impact on amenity such as privacy, light, noise, odours. In addition, paragraph 135 (Section 8) of the NPPF emphasise the need for the new development to provide a high standard of amenity for existing and future users.

Impact on Occupiers
The proposed development will allow the existing office building to benefit from a higher level of fresh air volume which will benefit the health and amenity of the office occupiers.

Impact on Surrounding Users
In terms of the surrounding amenity of the area, it is noted that there are a number of residential properties facing the rear elevation along Southern Street.

As such, the noise resulting from the installation of the new system and associated louvres has been considered and a detailed specification of the system to be installed has been included with this planning application.

The specification confirms that the system to be installed has a noise level of 37 dB at a distance of 3m. Given the location of the building within the City Centre, it is expected that daytime and nighttime background levels would be circa. 50 LA90,T (dB)+, and therefore any resulting noise from the ventilation system would not be perceptible by the residential properties along Southern Street (which are located circa. 6m from the rear elevation).

In view of the above, it is considered the proposed development accords with MCC CS policies DM1 (Development Management), saved UDP Policy DC26 (Development and Noise).

Summary and Conclusions

With regards to the above planning appraisal of the proposed development it is considered the principle of development would be acceptable and that there are no technical considerations which should restrict the proposed development. The proposed development accords with an up-to-date development plan and therefore the NPPF '*Presumption in Favour of Sustainable Development'* is applied. It is therefore respectfully requested that permission be granted without delay.

Supporting Plans and Documents

In addition to this covering letter, the planning application is supported by the following plans and documents:

- Planning Application Forms, Certificates and fee[2];
- Existing and Proposed Elevations (Dwg No: J706.03; and J706.04);
- First and Second Floor Plans (Dwg No. J706.01; and J706.02); and
- First and Second Floor Ventilation Plans (Dwg No.: KJT-ZZ-01-DR-M-5701 S2-P01; and KJT-ZZ-02-DR-M-5701 S2-P01); and
- XBOXER XBC+ 25 Performance and Technical Information Sheet

I trust the submitted information is sufficient, however should you have any questions or require any further information, please do not hesitate to contact me by email or telephone (0161 513 4284).

Yours faithfully,



Katie Daniels
Director
katie@euankellie.co.uk

[2] The required fee of £578 (+£64 service charge) has been paid via the Planning Portal