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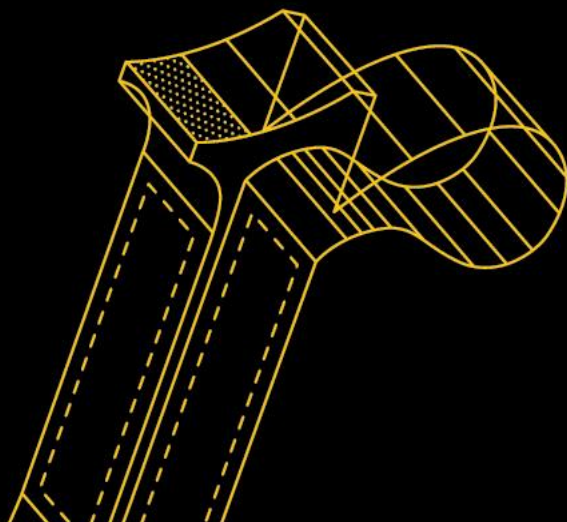
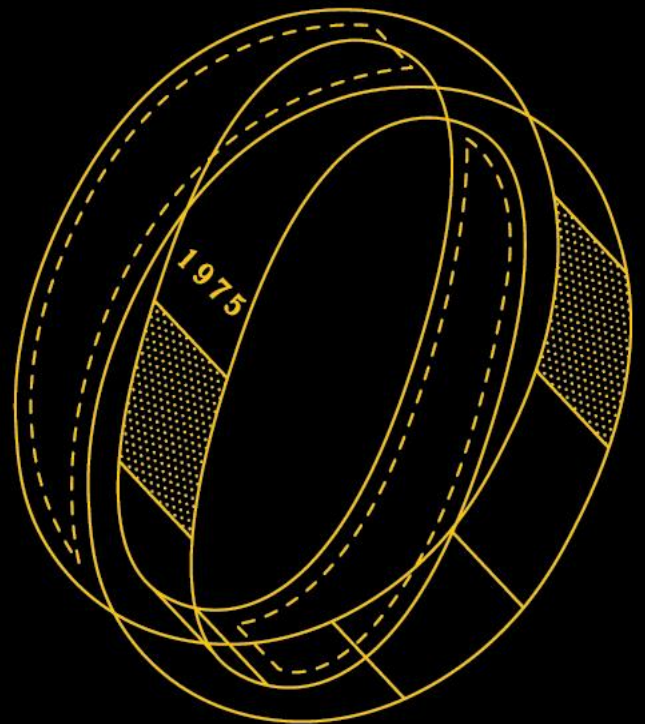
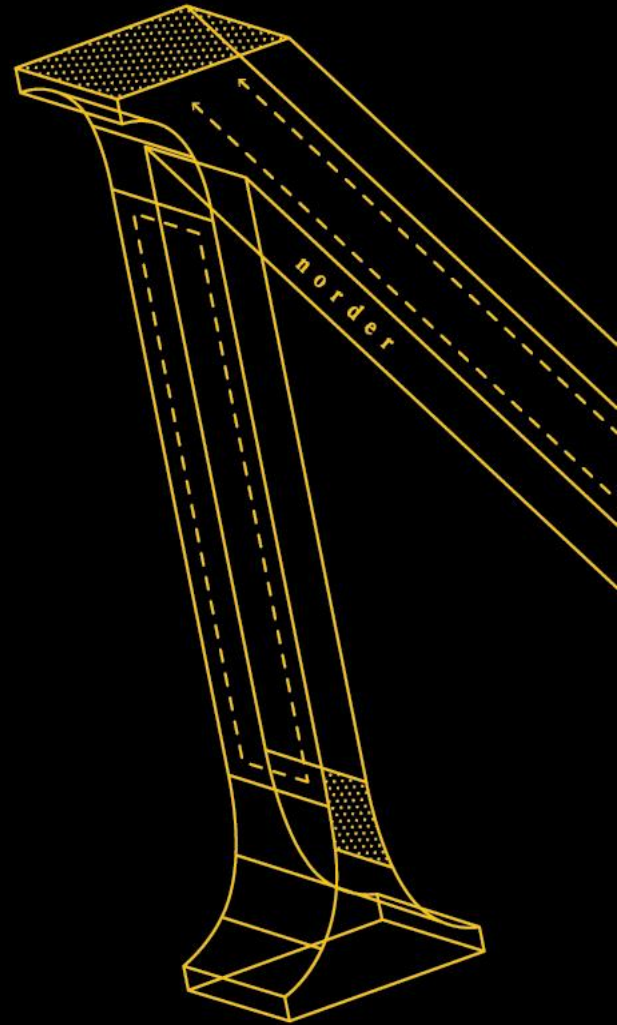
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Client: Heineken UK

Project Title: Manchester Brewery
Ammonia Extraction Project

Document Title: Design and Access Statement

Document No.: 9134-NDA-ZZ-XX-RP-A-8302



Document Control

Project Number:	9134				
Project Title:	Heineken Manchester, Ammonia Extraction Project				
Document Number:	9134-NDA-ZZ-XX-RP-A-8302				
Document Title:	Design and Access Statement				
Date	Revision	Prepared by	Signature	Checked By	Signature
03.11.23	P1	A. Woolf		S Wheatcroft	



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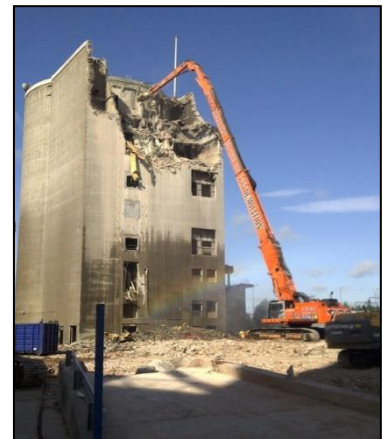
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TABLE OF CONTENTS

	Page. No.
1 ASSESSMENT	1
2 DEVELOPMENT DESCRIPTION	2
3 FLOOD RISK ASSESSMENT	4
4 USE	4
5 AMOUNT.....	5
6 LAYOUT	5
7 SCALE	5
8 LANDSCAPING	6
9 APPEARANCE	6
10 ACCESS	6



1 Assessment

This Design & Access Statement has been prepared on behalf of the applicant, Heineken UK, Manchester, in support of a planning application for installation of 3no. extract vents on the roof of the existing CO2 Recovery Plant Building. The proposal is situated to the west of the site and consists of alterations to an existing building.

This Statement should be read in conjunction with Norder Design Associates planning application drawings numbered:-

- 9134-NDA-XX-XX-DR-A-1000 P1 – Site Location Plan
- 9134-NDA-XX-XX-DR-A-1001 P1 – Existing Site Block Plan
- 9134-NDA-XX-XX-DR-A-1002 P1 – Proposed Site Block Plan
- 9134-NDA-XX-00-DR-A-4601 P1 – Proposed Roof Plan
- 9134-NDA-XX-XX-DR-A-5500 P1– Existing and Proposed Site Elevations
- 9134-NDA-XX-XX-DR-A-5501 P1– Existing and Proposed Building Elevations
- 9134-NDA-XX-XX-DR-A-9000 P1 – Existing and Proposed 3D Views

The site is located approximately 1.5 kilometres south of Manchester City Centre, in an area bounded by Princess Road, Greenheys Lane, Charles Halle Road/Denmark Road and Moss Lane East. The site is centred on National Grid Reference 383950, 39600 and lies within the jurisdiction of Manchester City Council.

The proposal site area is 204 sq.m, which is the floor area of the existing CO2 Recovery Plant for which the new ammonia ventilation is proposed. The surrounding area is all part of the overall Heineken Manchester Brewery and the Brewery site area is outlined in blue. Please refer to Site Location Plan (9134-NDA-XX-XX-DR-A-1000 P1).

The site has been used for Brewing and Packaging for many years and has been subject to progressive extensions over this period.

The surrounding area comprises urban development in all directions with a mix of industrial, commercial, retail and residential land uses as follows:

- North: Greenheys Lane bounds the Brewery site immediately to the north with residential properties north of the road.
- East: East of the Brewery site are residential properties, two schools, a Council Depot and a Police Station.
- South: Moss Lane East bounds the Brewery site immediately to the south, beyond which are community buildings, residential properties together with an area of land that is scheduled for further development.
- West: Immediately to the west of the Brewery site is Princess Road, with large scale retail (Asda) and business premises, beyond which lie extensive residential areas.

The development proposal is located within the footprint of the main Brewhouse complex. The closest site boundary is adjacent to Princess Road.

2 Development Description

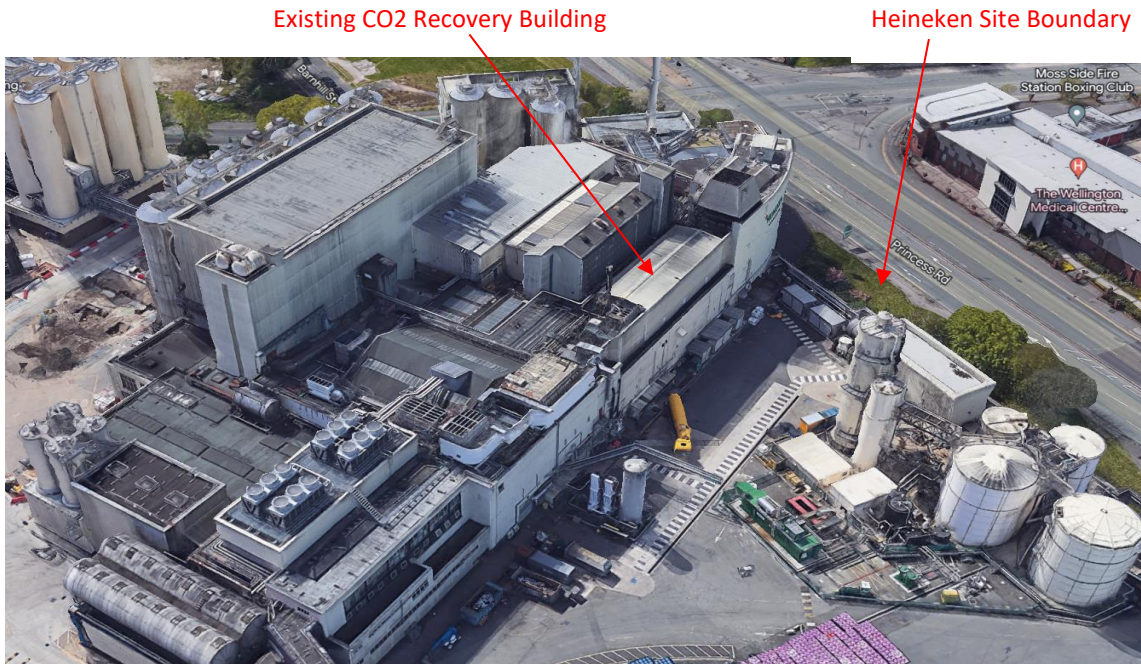
This application seeks full Planning Permission for 3no. ammonia extract vents, fans and associated services. The 3no. ammonia extract vents will penetrate the south east facing wall of the existing CO2 Recovery building at high level, turn upwards and discharge above roof level. 3no. new natural air intake ventilation louvres are also proposed in the north west facing wall of the CO2 building.

Details of the proposed ammonia ventilation system have been submitted with this application on Preliminary KEYIS drawing C1827-KEY-XX-DR-M-57-001.

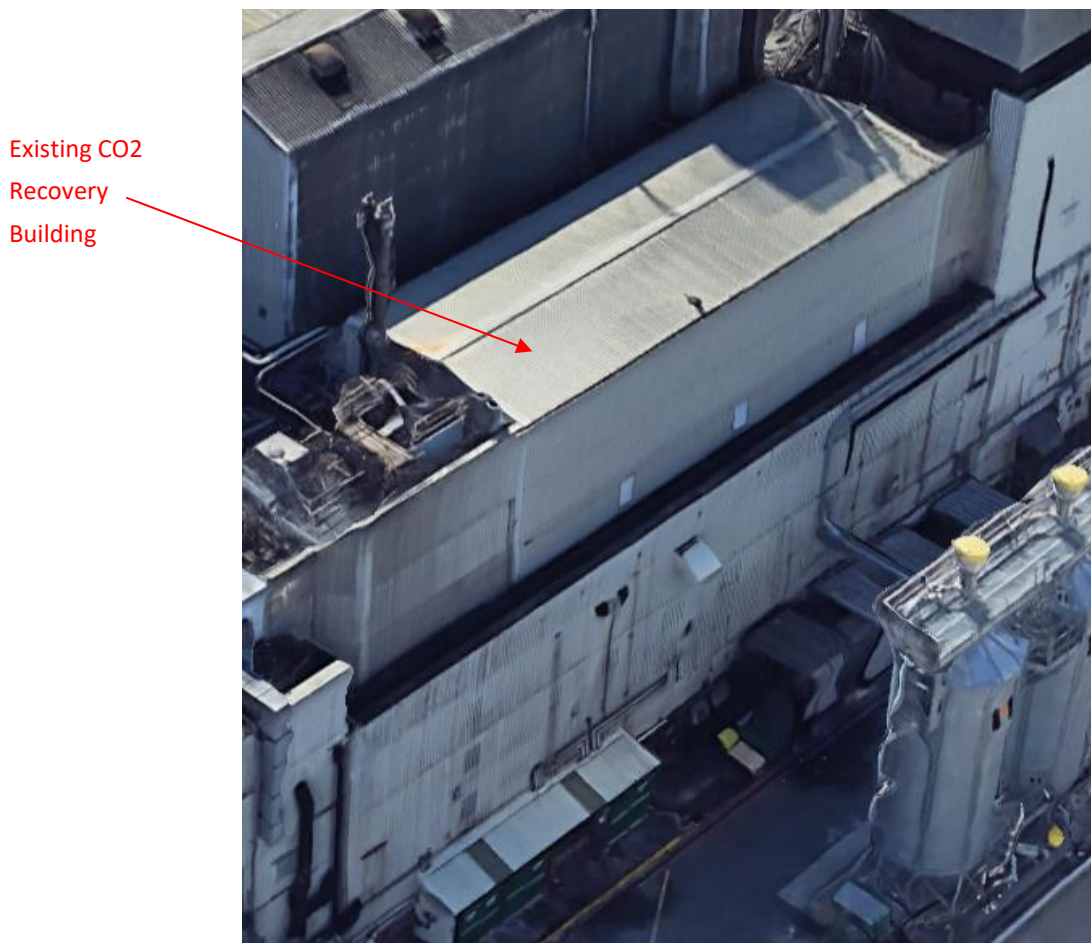
There will be no increase in HGV activity on the site.

The noise levels for the proposed 3no. ammonia extract fans are currently being assessed by our Acoustic Specialist and details of any required mitigation measures to keep the noise levels within limits imposed by Manchester City Council shall be submitted in due course.

The area of the proposed works is situated to the west of the brewery site as indicated in the following aerial views:-



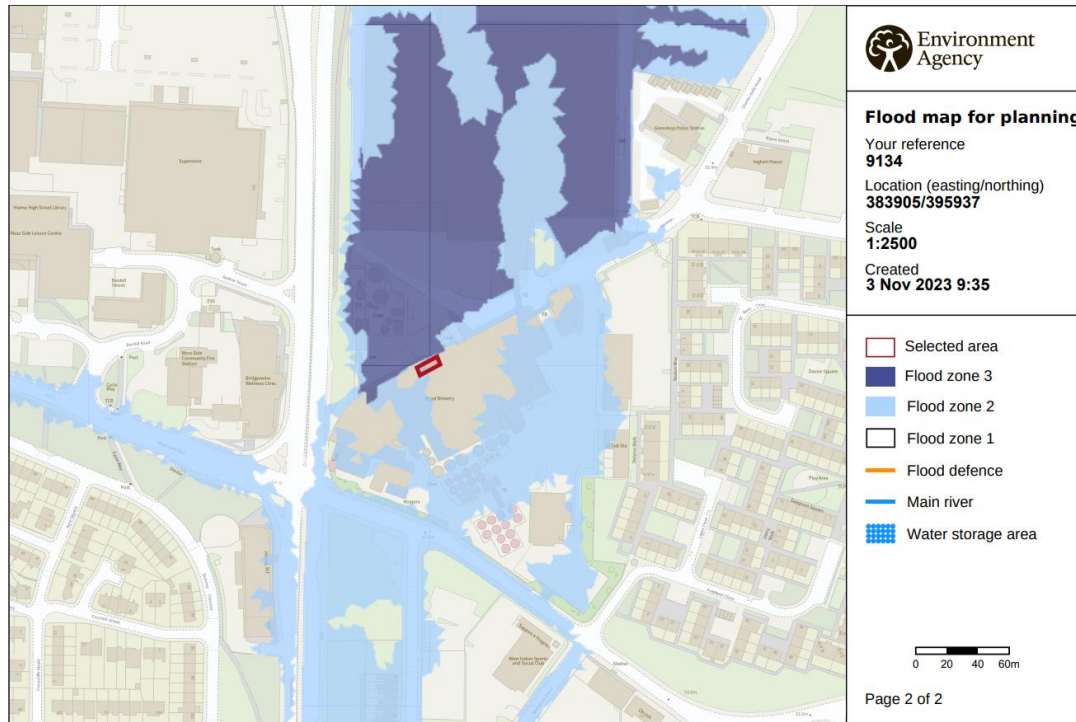
Aerial View of Existing Brewhouse Complex



Aerial View of Existing CO2 Recovery Building

3 Flood Risk Assessment

Information obtained from the Environment Agency Flood Maps indicate that the Proposal site at ground level is in a Flood Zone 2 area (see image below).



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Flood Map for Planning Extract – Contains public sector information licenced under the Open Government Licence v3.0.

There are no ground mounted features within the proposal as it is roof and high level mounted equipment and pipe work. The proposal involves the forming of openings in an existing building some 10m above existing ground level, therefore it is considered that the elevated proposal site is not within an area at risk from flooding.

4 Use

Ammonia is used as a refrigerant in the CO₂ recovery process and for safety reasons, the building requires ammonia leak detection equipment capable of automatically shutting down the refrigeration process and starting ventilation fans to extract and safely vent the ammonia vapour to atmosphere above roof level in the event of an

emergency. Pressure relief outlets and valve stations are similarly extracted and vented to atmosphere in the unlikely event of an ammonia release occurring.

Site operations will remain as existing.

Given that this is an established site, it is considered that the proposed usage for this development will integrate into the site without detrimental effect on the surroundings.

5 Amount

The proposal comprises 3no. 450mm diameter ammonia extract ducts discharging horizontally through the existing CO2 building external wall, then turning vertically to discharge 1m above the existing CO2 building roof ridge line to atmosphere. In addition to the vents, there will be 3no. roof mounted ammonia extract fans mounted external to the building and 3no. 1.2m long x 0.6m high natural ventilation intake louvres on the opposite external elevation to the extract vents, at low level.

6 Layout

The positioning of the new vents has been dictated by the existing plant locations within the CO2 Recovery building and have been evenly distributed to maximise the ventilation. Steel trimming for the louvre opening penetrations and extract vent penetrations shall be provided as/where necessary.

7 Scale

The 3no. new 450mm diameter ammonia extract vent stacks will protrude vertically above the existing roof ridge line by 1.0m. The existing building that forms a backdrop to the CO2 Recovery building is some 5m taller, therefore the projection of

the new vent stacks above roof level will be insignificant in terms of visual appearance.

8 Landscaping

There is to be no change to the existing landscaping.

9 Appearance

The ammonia extract ducts/vents will be made from galvanised steel and will be supported on galvanised steel supports as necessary. The low level steel support structure and extract fans will not be visible as they will be masked by the adjacent taller building. The new air intake louvres will be polyester powder coated steel weather louvres finished in colour RAL 6001 Emerald Green.

10 Access

There will be no changes to the current access strategy for the overall site.

9134/Rev P1/03.11.23