

PLANNING STATEMENT

PROPOSED EXTERNAL WORK AT RUTHERFORD HOUSE TE, MANCHESTER M1 4HA.

For:

AIR-SYS

Prepared by:

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PLANNING REPORT

ON: RUTHERFORD HOUSE TE,

MANCHESTER M1 4HA

FOR: AIR-SYS

FRANKHAM PROJECT NO.: 700597

Signature:

Name:

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1.0 INTRODUCTION

1.1 This planning statement has been prepared by Frankham Projects on behalf of AIR-SYS (the 'Applicant') to support a detailed planning application submitted to Manchester City Council for the Installation of three new louvres.

1.2 Full planning permission is sought for the following:

"The installation of 3 new louvres."

1.3 This planning statement appraises the scheme within the context of the planning policies set out in the NPPF and the Council's Development Plan. It is set out as follows:

- Section 2 describes the site and surroundings.
- Section 3 provides an overview of the proposed development.
- Section 4 summarises the relevant national and local planning policies.
- Section 5 draws together the conclusions.

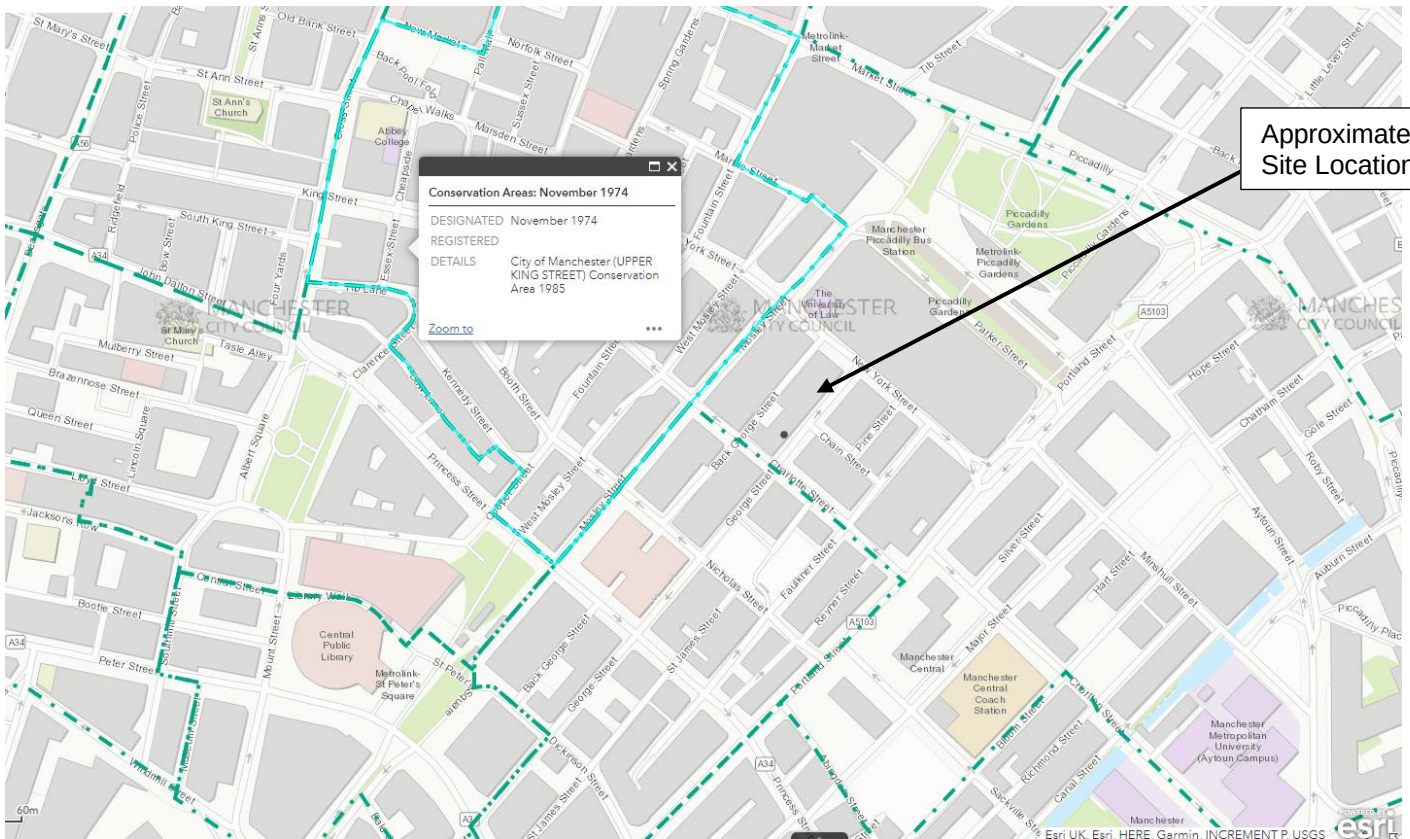
1.4 This planning statement should be read in conjunction with the following documents and drawings which form part of the overall planning application submission:

- Application Form.
- Site Location Plan.
- Existing and Proposed Drawings prepared by Frankham.
- Acoustic Assessment

2.0 **SITE AND SURROUNDING AREA**

- 2.2 The application site, Rutherford House TE, approximately 600m northwest of Manchester Piccadilly Station. The site extends to approximately 1200m².
- 2.3 The site is a 6-storey building used as a telephone exchange for British Telecom.

Planning Policy Designations



- 2.4 As shown on the Manchester City Council conservation map the site is not located within a conservation area.
- 2.5 There are no Tree Preservation Orders on the site and the site is also located within Flood Zone 1 (lowest probability of flood risk).
- 2.6 There are several Grade II listed buildings in the surrounding area to Rutherford House, located adjacent on Charlotte Street and New York Street.

3.0 **THE PROPOSALS**

3.1 Full planning permission is sought for the following:

"The installation of 3 new louvres"

3.2 The louvres are same RAL 7016 Anthracite Gray finish units as the existing units, therefore the design and materials that are proposed are considerate of the neighbouring properties and surrounding area.

3.3 No vehicle or pedestrian access will be altered in the proposed development.

4.0 **PLANNING POLICY CONTEXT**

4.1 Rutherford House does not fit the local appearance and does not contribute a significant factor to the character of the surrounding areas. Therefore, the installation of the proposed louvres would not damage or deteriorate the character within the adjacent conservation area or listed buildings.

4.2 Adjacent to Rutherford House, 5 New York Street, 57 Mosely Street, 17 George Street are Grade II listed buildings. The local plan states that *"Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments."* The proposed development occurs on the ground floor of the eastern facing side of the building (Figure 1). On the same side of the building the ground floor has two louvers installed already, therefore the addition of three more will not impact nor deteriorate on the surrounding area.

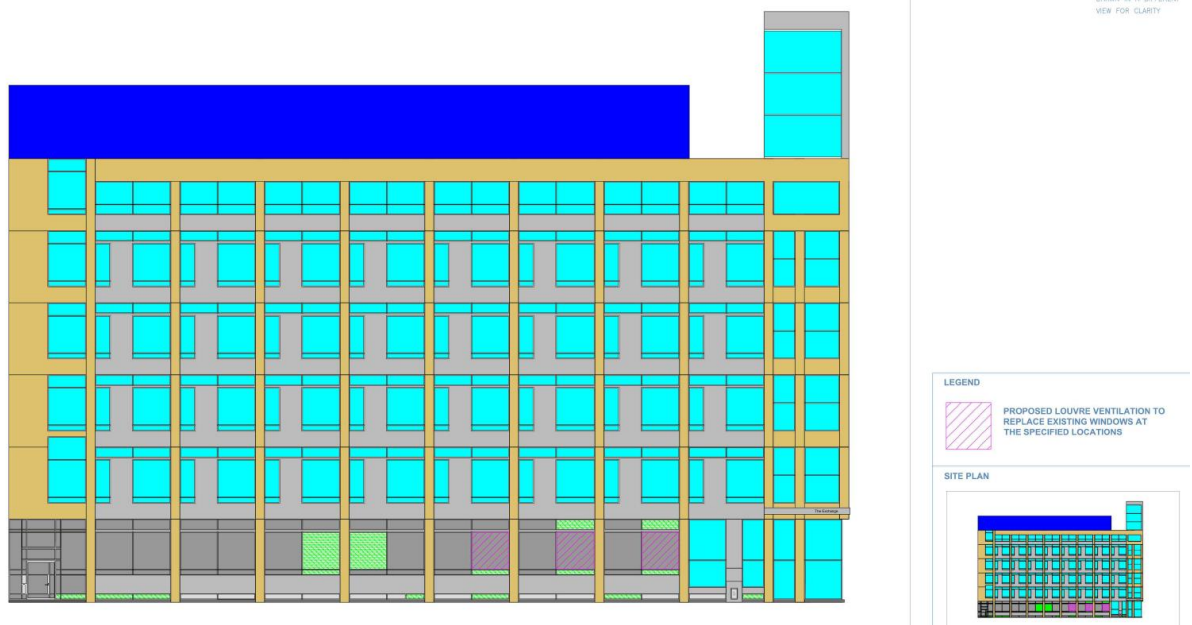


Figure 1- Location of Louvres on the ground floor of the east facing wall of the building.

4.4 The proposed development is necessary to improve the digital infrastructure within Manchester City Council boundary. Policy EC 1 of the Local Plan states that the priority for ensuring economic growth includes *"Improving digital infrastructure delivery to businesses and residents"*. The proposed works at Rutherford House will aid in achieving this by improving the continued expansion of superfast broadband across Manchester.

- 4.5 A Noise Impact Assessment was completed to determine the impact of noise on the closest residential tenants. The NIA determined that the installation of louvres will create a background noise level of -1dB below the existing background noise level.

5.0 CONCLUSIONS

- 5.1 Overall, it is considered that the proposal described in this planning application represents a considerate development that will not negatively impact on the local environment.
- 5.2 The site is not located within a conservation area, but the scale and design of the development is suitable for the surrounding locally listed buildings.
- 5.3 The scheme has been carefully considered to represent the most efficient use of space to enhance the property.
- 5.4 It is considered that the development will not result in any adverse impacts.