

28 September 2023

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Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Dear Sir/Madam

APPLICATION FOR PLANNING PERMISSION ON BEHALF OF SIX BY NICO FOR THE EXTERNAL PLANT REQUIRED TO SERVE THE RESTAURANT AT JOHN DALTON HOUSE, JOHN DALTON STREET, MANCHESTER – PP-12469838

Moorside Planning has been instructed to submit an application for the external plant required to serve the restaurant at John Dalton House, on the corner of John Dalton Street with Ridgefield.

In addition to the completed forms and certificates, the required application fee of £462 (plus fees) having been paid at the time of submission, the application is accompanied by the following documents:

- Site Location Plan;
- Site Plan;
- Drawing AE23-002A - Proposed Ground Floor Plan (for information purposes);
- Drawing SBN-MAN-00 - Ground Floor Mechanical Layout Plan (for information purposes);
- Drawing SBN-MAN-01 Rev B - Flat Roof Mechanical Layout Plan;
- Drawing SBN-MAN-02 - External Elevations;
- Supporting Statement (including Design and Access);
- Noise Impact Assessment.

There has historically been a restaurant on the corner of John Dalton Street with Ridgefield, which was refurbished as part of the works approved under reference 119979/FO/2018, as revised by 130877/NMC/2021. Those consents did not, however, consider the plant required to serve the restaurant, which this application seeks to address.

All of the exhaust requirements relating to the kitchen have been provided within the internal bin store, as shown by Drawing SBN-MAN-00 (included for information purposes only, as consent is not required for the internal works as the building is not listed). The supply and compressor units, however, have to be supplied externally, and it is these which are the subject of this application.

As the application drawings demonstrate, the external plant would be provided discreetly on the flat roof to the rear of the restaurant, which is enclosed by a parapet wall. The arrangement is discreet and unlikely to be readily visible from surrounding public vantage points, which are limited to the immediate area. Indeed, only the upper part of the condenser units would project above the parapet. However, this would only be at distance from the south, with intervening planting (comprising a large mulberry tree). However, to ameliorate any potential change, the condenser units have been arranged behind

each other, so as to only present the upper part of the smallest surface towards the potential view. Each unit would also be enclosed in a material to match the host building, to ensure that there are no issues for the character and appearance of the surrounding Conservation Area.

In the first instance, I look forward to the application being registered and to then discussing the merits of the proposals with the Officer to whom it is allocated.

Yours faithfully
On behalf of Moorside Planning

A handwritten signature in dark ink that reads "Matthew Pardoe". The script is cursive and fluid.

Matthew Pardoe
Director