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Planning Department
Manchester City Council
Town Hall Albert Square
Manchester
M60 2LA

30 May 2023

Ref. PP-12183088
VIA THE PLANNING PORTAL

Dear Sir/Madam,

NIKE STORE, UNITS MSU3 AND L9 NEW CANNON STREET, MANCHESTER ARNDALE, M4 2HU
APPLICATION FOR THE INSTALLATION OF PLANT TO ROOF

We write on behalf of our client, Nike Retail UK ('the Applicant') to formally submit a planning application in accordance with the Town and Country Planning Act 1990 (as amended) for the above-mentioned site.

The application seeks planning permission for the following development:

"Installation of mechanical plant at roof level and associated works"

This planning application comprises a scheme of works to ensure the retail function of the unit can continue effectively within the context of the wider Arndale Centre. In addition to this document, a number of other documents are submitted in support of the planning application and in line with validation requirements:

- This Covering Letter/Planning Note, prepared by Iceni Projects;
- Application Forms and Certificates, prepared by Iceni Projects;
- Site Location Plan, prepared by Woods Bagot Architects;
- Existing and Proposed Drawings, prepared by Woods Bagot Architects;
- Acoustic Assessment, prepared by Hoare Lea;
- Air Conditioning Specification, prepared by Daikin
- Technical Data, prepared by SystemAir;
- VRF Schedule, prepared by WSP;
- AHU Schedule, prepared by WSP;
- Fans Schedule, prepared by WSP;

- Attenuators Schedule, prepared by WSP;
- VRV Selection Report, prepared by Daikin;
- VRV Selection Report Excel, prepared by Daikin.

The Site and Relevant Background

The application site comprises retail unit MSU3 which forms part of the Manchester Arndale Centre lower and upper mall level and fronts on to Withy Grove.

The unit itself is a two-storey premises with a contemporary panelled appearance featuring large amounts of glazing to the front façade facing New Cannon Street.

The surrounding area also forms part of the Arndale shopping complex and features a diverse array of uses, including various commercial, retail and leisure uses with a similar contemporary appearance. The site is neither statutorily nor locally listed and does not lie within a conservation area.

Application Proposals

The application incorporates the following development:

- Installation of mechanical plant to the roof.

Further details of the proposed plant are provided within the application form, supporting documents and drawings submitted as part of this application.

Planning Policy Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the Local Development Framework, unless material considerations indicate otherwise.

The Local Development Framework for Manchester comprises the Manchester Core Strategy 2012. The National Planning Policy Framework (2021) is also a material consideration.

The material planning considerations for the proposals include:

- Design
- Overall Housing Provision
- Development Management

These considerations are assessed in turn below.

Design

Policy CC9 'Design and Heritage' of the Manchester Core Strategy (2012) notes that all new development will need to be of the highest standard in terms of appearance and function.

The proposed external plant installation would be associated with the Nike retail Unit in the Manchester Arndale Centre, hidden from view from the local street scene, due to its position on the roof of the building. No harm to the visual amenity of the building or nearby listed buildings would be caused.

The proposal is thus considered to accord with Policy CC9 of the Manchester Core Strategy (2012).

Residential Amenity

Policy DM1 'Development Management' of the Manchester Core Strategy (2012) states that all development should have regard to the character of the surrounding area and to the effects on amenity noise, vibration, and air quality.

The proposed plant would be located in close proximity to an apartment building located across Withy Grove approximately 30m from the proposed plant location, the proposal would accord with the local pattern of development for the centre. An Acoustic Assessment has been prepared by Hoare Lee to assess the level of acoustic impact of the proposed plant to nearby properties.

The report demonstrates that all noise generating plant and equipment associated with the development will be designed to ensure that noise egress limits will be within those based on BS 4142:2014 and Manchester Core strategy.

In view of the above, the proposed development is considered to comply with Policy DM1 'Development Management' of the Manchester Core Strategy (2012).

Summary

The proposed plant will be discretely located such that it would not be visible from within the street scene. The plant will be located within Manchester Arndale Centre associated to the Nike store roof and would not result in any unacceptable noise impact to any neighbouring noise sensitive properties.

For these reasons, we respectfully request that planning permission is granted for the proposed development without delay.

We trust that the enclosed information is sufficient to expediate validation of our application. However, should you require further information please do not hesitate to contact myself (arudlin@iceniprojects.com / 07799369995) in the first instance.

Yours sincerely,



ICENI PROJECTS LTD.