

Planning Department
Manchester City Council
Town Hall
Manchester
M60 2LA

Planning Portal Reference: PP-12252360

Dear Sir/Madam

Re: Application at 42-44 Fountain Street, Manchester, M2 2BE

This Letter/Planning Statement has been prepared by DLP Planning Ltd ('the Agent') on behalf of BEH Interiors Ltd ('the Applicant') in support of a planning application seeking Full Planning Permission for the installation of 2 no. air conditioning units, TV aerial and associated equipment at 42-44 Fountain Street, Manchester, M2 2BE ('the Application Site').

This document describes the Application Site and its relationship within the context of its surroundings, sets out details of the proposed development and places it within the context of relevant planning policy and guidance. This PDAS then examines the proposals and provides a comprehensive rationale demonstrating why it is considered that the proposed development is acceptable in both planning and design terms.

This document should be read in conjunction with all other plans and documentation that have been submitted in support of the proposed development. The following documents have been included within the submission:

- Location Plan
- TOI-FSM-RF-ME-101 P1 (Proposed Plan)
- Covering Letter, Prepared by DLP Planning Ltd (Dated 1st August 2023)
- P6437-R1-V1 - 42 Fountain Street, Manchester M2 2BE - Acoustic Report

Site and Surroundings

The Application Site is located centrally within the City of Manchester to the west of the Northern Quarter, to the north of Gay Village and to the east of Spinningfields. Fountain Street runs approximately southwest to northeast, meeting Cooper Street to the southwest and Market Street/High Street to the northeast.

Given that the Site is located within Manchester City Centre, there is a high density of development with buildings commonly ranging between 6-10 storeys in height within the immediate surroundings of the Site. The Site is located within the Upper King Street Conservation Area.

The Site itself comprises a seven-storey building with the subject location of the proposed development being the existing plant and machinery currently located on the rooftop. The building itself is characterised by its facades of traditional brickwork with its integration of brick soldier courses and stonework that articulate the elevations. Whilst there have been more contemporary additions to the street scene, which use concrete and glass, brickwork, coupled with stonework is characteristic of the local vernacular.



Figure 1: Site Location (Source: Google Maps)

Currently situated on the rooftop of the Site, are a series of air condenser units and associated equipment which includes HVAC ducts among other infrastructure.



Figure 2: Aerial View of the Site (Source: Google Maps)

Background to the Proposals

Reference	Description	Decision
108682/FU/2015/C1	Change of use of part of the ground floor from B1 to A1 or A2 or A3.	Approved
109151/FO/2015/C1	Alterations to building facade and installation of air handling equipment on roof.	Approved
112341/NMC/2016/C1	Non-Material Amendment to approved planning application 109151/FO/2015/C1 for the elevational alterations to design of corner entrance door and glazing.	Disposed of
112539/JO/2016/C1	Application to vary Condition 2 (drawing numbers) of planning permission 109151/FO/2015/C1 to allow a recessed outward opening door at the corner of Fountain Street and York Street.	Approved

Of greatest significance, application 109151/FO/2015/C1 permitted the installation of air handling equipment on the roof of the Site. The approved roof plan (drawing reference: 1732-205) illustrates the location of some condenser or upgraded mechanical ventilation system units to the western side of the flat roof and some to the north.

Proposed Development

The application proposals seek permission for the installation of 2 no. air condenser units to the roof top, installation of a TV aerial and associated equipment.

As annotated within the proposed roof plan of the site, the existing units on site tend to comprise a combination of Mitsubishi – PUHZ of varying sizes and Toshiba MMY models again of varying sizes. The specifications of each unit have been included in the proposed roof plan and have been assessed within the submitted Noise Impact Assessment.

Given the location of the proposed units, the proposed development will not have any adverse impact upon the character and appearance of the area owing to the increased number of units which are necessary for the operation of the respective uses within the building.



Planning Policy Context

Manchester City Council's Local Development Framework (LDF) comprises the Core Strategy 2012-2027 (2012) as the key document of the Local Plan and is supported by the retained policies set out in the Extant Unitary Development Plan and the relevant Supplementary Planning Documents (SPDs).

Core Strategy 2012-2027

The following policies are considered to be relevant to the proposed development:

- Policy SP1 – Spatial Principles
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN16 – Air Quality

Extant Unitary Development Plan

The following retained policies as established in the Extant Unitary Development Plan that are considered to be relevant to the proposed development are as follows:

- Policy DC18 – Conservation Areas
- Policy DC26 – Development and Noise

Further, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) has also been consulted in the preparation of this planning application submission.

Planning Assessment

The proposed development comprises the installation of 2 no. air condenser units, along with their associated equipment and a TV aerial on the rooftop of 42-44 Fountain Street.

Visual Impact

Policy EN1 of the Core Strategy requires all development within Manchester to follow the seven design principles of urban design which are character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability and diversity. Due to the scale and nature of the proposals, there is considered to be general conformity with the principles of urban design in that they would in no way hinder the ability of the Site to achieve all 7 of the principles.

Owing to the location of the proposed air condenser units, the proposed development would not be visible from the public realm and, would nonetheless be screened by the parapet wall and existing roof structure.

In this respect, the proposals respect the character and appearance of the Site and the surrounding area by virtue of the limited scale and nature of the proposed development.

Heritage

Policy CC9 of the Core Strategy 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 Site is located within the Upper King Street Conservation Area which was designated by the Council in November 1970. The Conservation Area comprises the central financial district around the eastern portion of King Street and was subsequently extended in 1985.

Fountain Street gained its name owing to it accommodating a water supply in medieval Manchester. Subsequently in the 1700's building development of the area began with the erection of buildings such as the Cross Street Chapel. Today, the townscape derives from comparatively recent redevelopments of many of the buildings within the area with varying architectural styles.

In this respect, due to the small scale, very limited visual impact and location of the proposed development, there will be a negligible impact upon the historic significance of the Upper King Street Conservation Area. The proposed development will not impact the vistas within the Conservation Area along Fountain Street and the adjacent roads and as such, will not detract from the local vernacular, character and historic value of the heritage asset.

Impact upon Neighbouring Amenity

In general terms, planning policy and guidance seeks to ensure that development does not adversely affect adjacent neighbouring properties with regards to overlooking, outlook, daylight/sunlight and general noise and disturbances.

Given the Site's location within the financial centre of the city, it is noted that the vast majority of properties within close proximity of the Site are in commercial use, meaning that any impact upon amenities of neighbouring properties is significantly mitigated.

In this instance, the key issue is considered to be the potential for low levels of noise to be generated by the retrospectively proposed units and the two proposed units. A Noise Impact Assessment by NoiseAir Acoustics and Air Quality has been prepared in support of the application.

The report concludes that the installation of the two additional units will have a low impact upon noise levels within the vicinity of the Site. As this level of noise generation identified within the report incorporates the noise levels generated by the retrospectively proposed units, it is considered that the proposals set out within this statement would not result in any unacceptable levels of noise generation and would therefore, not be detrimental to the amenities of neighbouring properties whether they are in commercial or residential use.

Summary

We trust that you have all the information that you require to have an understanding of the proposal in detail and to ensure the validation of the planning application. If you require any further information or would like to discuss the above in greater detail, please do not hesitate to contact me on jake.farmer@dlpconsultants.co.uk

Yours sincerely,



Jake Farmer
Senior Planner