

23rd June 2023

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

FAO Jennifer Atkinson

Dear Jennifer,

Building 2, Manchester New Square: Land at Princess Street and Whitworth Street, Manchester – Full Planning Permission for Additional Louvres

Please find enclosed an application for Full Planning Permission for the installation of additional louvres at ground floor level of Building 2 at Manchester New Square, to support incoming occupier requirements.

The applicant is Urban & Civic (Princess Street) Limited.

The description of development as stated on the application form is:

“Full planning permission for the installation of additional louvres at ground floor level of Building 2 at Manchester New Square.”

The Site

The Manchester New Street development is located at Princess Street / Whitworth Street in Manchester. The Site is bound by Princess Street to the west, Whitworth Street to the south, Rochdale Canal to the north and Venice Street to the east.

Building 2 of Manchester New Street is the residential building located to the west, bound by Rochdale Canal to the north, Princess Street to the west, Whitworth Street to the north, Building 1 (of Manchester New Street) to the northeast and Building 3 (of Manchester New Street) to the east.

Background

Planning Permission was granted on 9th March 2017 under planning permission 114585/FO/2016 for three residential buildings, with ground floor commercial uses and new public space and associated works (‘the Approved Development’). The description of development, as stated on the decision notice for planning permission 114585/FO/2016 is as follows:

‘Erection of three residential buildings (Building 1 comprising 15 storeys plus plant space, Building 2 comprising 11 storeys plus plant space and Building 3 comprising 14 storeys plus plant space) to provide 351 residential units (Use Class C3) 117 x 1 bed, 218 x 2 bed and 16 x 3 bed) al with ground floor commercial uses (Class A1 (Shop), A3 (Restaurant and Cafe) and D1 (Non Residential Institution Use- Art Gallery) and new public space with related access, servicing, landscaping and associated works with parking for 254 vehicles, 224 cycles within 4 levels of existing basement car park.’

The Approved Development has been subject to a couple of non-material amendment (Section 96a) applications, approved under 124277/NMC/2019 and 125768/NMC/2019.

Description of Proposals

The Proposed Development seeks Full Planning Permission for four additional louvres at the ground floor level of the east elevation of the Approved Development.

The Manchester New Street development is nearing completion and progress has been made in securing occupiers for the retail units. Tesco retail group will occupy the ground floor retail unit in Building 2, which will provide a convenience store to meet daily needs of the new occupants of the development, and the local community. As part of the fit-out work, it was decided additional louvres are required to ensure that the unit accommodates the occupier’s requirements.

Design Development

As part of the design development process three location options have been considered to meet the incoming occupier’s ventilation requirements. The options testing process has been informed and supported by the project’s design team and the incoming occupier’s operational requirements.

The incoming occupier requires a ventilation system that supports the use of its equipment servicing the on-site express bakery. The on-site express bakery will be serviced by reheat ovens only, however the existing louvres serving the retail unit are too shallow to enable the connection of extract fans.

It should be noted that the existing high-level louvres located at ground floor level for the retail unit (installed as part of the basebuild), will be utilised to draw fresh air intake into the unit.

The three ventilation options considered are as follows:

- 1) High level roof discharge (at main roof level – level 12) - *discounted*
- 2) Low level roof discharge (at low level roof – level 01) - *discounted*
- 3) Ground level elevation solution – *preferred option*.

The options testing process, informed by feedback from the project’s M&E consultant concludes that option 1 and option 2 are not technically feasible; in addition, option 2 is also considered to be visually unacceptable. Option 1 and option 2 have therefore been discounted and so option 3 has been progressed. For further details on the ventilation options testing please refer to Technical Note (10011-A-RP-TN-01) prepared by Simpson Haugh.

The detailed design of the proposed solution, the installation of ground floor louvres, has been subject to further design testing, including an architectural treatment / design solution to minimise visual intrusion.

The integration of an overlaid perforated panel was discounted following feedback from the project's M&E consultant. The M&E consultant has confirmed that reducing the openable area of the louvres would compromise the function of the louvres resulting in the need to introduce significantly more louvres along the east elevation – it was concluded that the introduction of any additional louvres in this location should be avoided.

The proposed louvre solution has therefore been designed to integrate into the existing curtain walling. The proposed louvres will be colour matched to the existing dark grey curtain walling frames, and as dark textured infills will only be subtly different in appearance to the adjacent back painted glazed panels above, as illustrated in the CGI Image (ref: 6703-SSA-01-XX-CGI-A-702).

Planning Considerations

The relevant Development Plan documents are the 2012 Manchester Core Strategy and Saved Policies of the 2006 Manchester Unitary Development Plan.

The NPPF forms a Material Consideration in the determination of this application.

National Planning Policy Framework (NPPF) – 2021

The NPPF (revised version published July 2021) promotes well-designed places and articulates that the creation of high quality buildings and places is fundamental to planning and development.

The NPPF states that planning policies and decisions should “*create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience*” (paragraph 130(f)).

Manchester Core Strategy – Adopted 2012

The main issues for consideration relate to the acceptability of the proposals in terms of the impact on visual and residential amenity.

Core Strategy Policy DM1 states that development should have regard to appropriate siting, layout, scale, form, massing, materials and detail; to impact on the surrounding areas in terms of the design, scale and appearance; to the adequacy of internal accommodation and external amenity space; and to accessibility.

Core Strategy Policy EN1 requires all developments in Manchester to follow urban design principles as identified in national planning guidance and maintain the strategic character of areas. Developers should consider the city centre heritage, street level experience and enhance existing or provide new areas of meaningful open space to improve permeability levels in the city.

Core Strategy Policy SP1 outlines the spatial principles, which guide the strategic development of Manchester. These include the focus for economic and commercial development in the regional centre, high quality city living, regeneration areas, open space, and maximise the potential for sustainable transport in the city.

The proposed additional louvres will deliver a coherent approach to the materiality of the Manchester New Street development, namely through colour matching to the existing dark grey curtain walling frames.

The proposed additional louvres are considered appropriate in terms of appearance, scale and design and do not impact on accessibility, amenity nor safety.

This application is supported by a noise impact assessment which sets out that external noise levels associated with the proposed ventilation strategy are acceptable and will not compromise residential amenity; the assessment also concludes that the internal noise levels within the nearby residential apartments are inaudible.

The national and local policy context set out above has been considered as part of this application. The Proposed Development follows a more detailed design development process to meet the incoming retail occupier's requirements.

Pre-Application Consultation

This application is submitted following consultation with the Local Planning Authority in December 2022. Email correspondence has taken place with Jennifer Atkinson, where it has been agreed that the proposals be progressed as a full planning application.

Application Submission

This application comprises this Covering Letter and the following documentation:

- Application Form and notices;
- Noise Impact Assessment prepared by KR Associates;
- Air Quality Statement (includes odours and operational management details) prepared by Cube;
- Ventilation Statement, prepared by Noise Solutions Ltd;
- Drawings, prepared by Simpson Haugh and Partners:
 - East elevation (10011-B2-A-B5D9-E-E REV:05)
 - Site Location/RLB Plan (10011-B2-A-B5:D9-P-00-001 REV:01)
- Proposed Layout of Plant Area drawing (RF91023-SK001C) prepared by NSL.
- Ventilation Options Technical Note (10011-A-RP-TN-01), February 2023 prepared by Simpson Haugh;
- CGI Image of Proposed Louvres (6703-SSA-01-XX-CGI-A-702;
- Existing Elevation (6703-SSA-00-XX-DR-A-205 REV:P01); and
- Proposed Elevation (6703-SSA-00-XX-DR-A-206 REV:P01).

Summary and Conclusion

This planning application seeks Full Planning Permission for the installation of four additional louvres at the ground floor level of Building 2 of Manchester New Square. The Proposed Development follows a more detailed design development and options testing process to meet the incoming retail occupier's requirements.

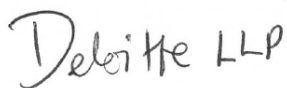
The Proposed Development will contribute towards the successful delivery of the Manchester New Street development, as they will help to secure a high-quality retail operator that will provide beneficial convenience store facility for the new and existing residential community.

The Proposed Development is wholly compliant with the policies of the Development Plan and there are no material considerations which would justify refusal of the application. We therefore respectfully request that this application be supported by the Local Planning Authority.

Payment of the planning application fee in the sum of £462 has been made directly to Manchester City Council under Planning Portal Reference PP- 11995396. I would be grateful if you could please confirm receipt of this fee.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact my colleagues Ed Britton (0161 455 6169 / edbritton@deloitte.co.uk) and Jemma Brabrook (0161 455 6903 / jbrabrook@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

For Deloitte LLP

Encl.