

11 May 2023

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO: Anthony Mitchell

Dear Anthony

New Victoria (Residential), Manchester - Application for Full Planning Permission (Emergency Generator)

Please find enclosed an application ("this Application") for Full Planning Permission for the introduction of an emergency generator at New Victoria (the residential phase) ("the Proposed Development").

The Applicant is Muse Developments Ltd ("the Applicant").

Description of Development

The proposed Description of Development is:

"Erection of emergency generator at New Victoria (Residential)."

Background

Planning permission was granted in September 2016 for two residential buildings containing 520 apartments and one office building comprising 11,647sq.m office accommodation, as well as ground floor commercial space, landscaping, car parking and other associated works (Ref: 111777/FO/2016/C1). The original permission was subsequently superseded by application ref: 128667/JO/2020, approved on 19 March 2021, allowing amendments to the approved plans to introduce a new link bridge between the two residential buildings. The description of development for planning permission (ref: 128667/JO/2020) (the 'Permission') is as follows:

"Variation of condition 2 (specified plans) attached to previously approved planning application 111777/FO/2016/C1 to allow for changes to the approved plans to include formation of a new enclosed amenity use bridge link between the two approved residential buildings at upper ground floor level only, together with roof top amenity space/terrace on top of new bridge link."

Planning permission 128667/JO/2020 has been subject to a number of non-material amendments. Most recently a Non-Material Amendment Application (ref: PP-12074411) has been submitted concurrently

with this Application to adjust the area of commercial floorspace and propose a series of landscaping layout changes.

The aim of the Proposed Development is to support the wider residential phase of the consented scheme, which is currently under construction.

The Site

The wider New Victoria (residential phase) site (the 'wider site') is located in the north east corner of Manchester City Centre and is bound by Corporation Street, Cheetham Hill Road Bridge and the recent extension to Victoria Station. The wider site area is approximately 1.14 hectares and has been previously used for surface level car parking.

The Site is located on the eastern side of the wider site, in proximity to the wider site's boundary bordering Corporation Street, and immediate north to residential building 2.

Proposed Development

This Application is submitted for the erection of an emergency generator, on the eastern side of the wider site, immediate north to residential building 2.

The emergency generator is being provided as backup power supply to support the building life safety systems such as the evacuation lifts, fire alarms, sprinkler pumps and emergency lighting. In the unlikely event of a total mains power failure, the emergency generator is activated to supply a reliable power source to the life safety systems, ensuring the Building Management team can actively manage the safety of residents and occupants in accordance with the New Victoria (Residential) development's Fire Strategy.

Under normal conditions, the life safety systems are supplied by mains power. The emergency generator does not function under any other event than that described above.

For further details please refer to the Generator Application pack prepared by Sheppard Robson and Planit-ie in support of this Application.

Effects of the Proposed Development

Throughout the design process of the Proposed Development, careful consideration has been put towards keeping impacts to the nearby area to a minimum, including with regards to local and visual amenity. The Proposed Development has been informed by a pack of supporting information, prepared by various technical consultants, to address the following:

1. Access and Maintenance
2. Noise

For further details please refer to supporting information prepared by Fisher Acoustics, YorPower Ltd, HE Simm, and Sheppard Robson, submitted as part of this Application.

Planning Policy Framework

The key Development Plan documents relevant to the proposals are the 2012 Manchester Core Strategy ('Core Strategy') and Saved Policies of the 2006 Manchester Unitary Development Plan ('UDP').

The National Planning Policy Framework forms a Material Consideration in the determination of this Application. Notably, the revised National Planning Policy Framework which was published on 24 July 2018 was updated on 20 July 2021.

At the heart of the NPPF is a presumption in favour of sustainable development, the applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Saved UDP Policy

Policy DC26.1 sets out that the Manchester City Council (MCC) intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the MCC will consider both:

- the effect of new development proposals which are likely to be generators of noise; and,
- the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Core Strategy

Policy EN 7 'Energy Infrastructure Opportunities' sets out that there will be a general presumption in favour of low and zero carbon decentralised energy schemes, subject to the following considerations:

- That any new generating plant capable of producing heat and cooling as well as electricity should be located in a way that facilitates future connection to a local distributed energy system; and,
- That any energy centre, including generating plant, standby/boiler plant and substations, shall be located and designed to a high quality so as to integrate with and contribute to the townscape.

Policy DM 1 'Development Management' sets out that all development should have regard to the following specific issues:

- Appropriate sitting, layout, scale, form, massing, materials and detail;
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area; and,
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, etc. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Planning Policy Assessment

General Justification and Specification

The Proposed Development, the introduction of the emergency generator is a fundamental safety requirement for the wider New Victoria residential development, as a source of backup power supply to support the building life safety systems such as the evacuation lifts, fire alarms, sprinkler pumps and emergency lighting.

In the unlikely event of a total mains power failure, the standby generator is activated to supply a reliable power source to the life safety systems, ensuring the Building Management team can actively manage the safety of residents and occupants in accordance with the New Victoria (Residential) development's Fire Strategy.

It should be noted that the Applicant has endeavoured to minimise impact of the Proposed Development, and every care has been taken to ensure that the Proposed Development would be the most appropriate given the location and specification requirement.

The main features of the proposed generator is as follows:

- High quality assembly, providing stiffness and low vibration;
- Powder coated steel – corrosion and scratch resistant;
- Compact and long service life;
- Wiring and connectors with double protection; and,
- Protection guards in radiator and high voltage parts.

For further detail of the specification of the proposed generator, please refer to the Generator Specification Note prepared by YorPower Ltd submitted as part of this Application.

Design

In order to minimise the visual impact of the Proposed Development, care has been taken to ensure that the generator is located on the lower ground floor together with other building services. The Proposed Development would be enclosed by a high quality screen specially designed to enhance aesthetics and security, in a way to minimise visual impact of the Proposed Development and ensure good design will be achieved.

For details, please refer to the Application Support Document prepared by Sheppard Robson and submitted as part of this Application.

Noise Disturbance

Core Strategy Policy DM1 – Development Management requires that all development should consider specific issues related to the nature of the development. In terms of the Proposed Development, consideration should be given on the effect of noise due to its proximity to residential uses.

As mentioned in the previous section where the potential effects of the Proposed Development are discussed, the location of the Proposed Development is carefully considered so as to minimise noise impact to nearby residential use. The Proposed Development will be distanced at 6.5 metres from the closest residential window, allowing for the reflection of noise from nearby surfaces. It should also be noted that the Proposed Development will only run in an emergency or during periodic short-term test runs, ensuring that any potential noise impact will be short-term, and only when it is necessary.

The Noise Technical Note prepared by HE Simm, submitted as part of this Application, explains that the proposed generator will limit at 79 dB(A) at 1-metre distance (instead of 68 dB(A) at 1-metre distance as required to be in compliance with MCC criterion). To aid the reduction of noise created by the proposed generator, it is rotated 180 degrees so the exhaust flue will point away from the residential building, achieving a limit of 65 dB(A) at a distance of 7-metre.

To further support the Proposed Development, the Applicant has commissioned a Supporting Letter, prepared by Fisher Acoustics submitted as part of this Application. The Supporting Letter confirms and supports the approach proposed by HE Simm, and concludes that compliance with the appropriate noise

limit at closest residential receptor is therefore expected given the reported sound level and location of the generator.

Summary

The Proposed Development has been fully considered against the relevant policies of the Development Plan and found to be in accordance with the Development Plan when considered as a whole. In addition, the Proposed Development is supported by all other key material considerations.

Pre-application Consultation

Pre-application consultation has taken place in late-2021/early-2022 with Planning Officers at Manchester City Council through email and telephone correspondence, to seek agreement on the scope and form of this Application.

Application Documentation

This Covering Letter should be read in conjunction with a number of other documents which have been submitted as part of this Application. They are outlined in Table 1.1 below:

Table 1.1 Application Documentation

Document	Prepared By
Application Form	Deloitte
Site Location Plan Ref: VIC-PIE-EZ-00L-DR-L-00118-P01	Planit-ie
Application Drawings Ref: VIC-PIE-EZ-00L-DR-L-00024-P03 Ref: VIC-PIE-EZ-00L-DR-L-00025-P01 Ref: VIC-PIE-EZ-00L-SK-L-00045-P03 Ref: VIC-PIE-EZ-00L-DR-L-00117-P01	Planit-ie
Application Supporting Document Ref: VIC-SRA-XX-XX-DC-00003-P01	Sheppard Robson
Servicing and Maintenance Strategy (within Application Supporting Document)	Sheppard Robson
Noise Technical Note for Generator	HE Simm

Document	Prepared By
Noise - Supporting Letter and Commentary	Fisher Acoustics
Generator Specification Note	YorPower Ltd

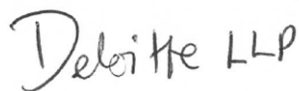
Application Submission

The Application has the Planning Portal reference: PP-12075809 and the application fee of £462 has been paid online via Planning Portal.

The development is therefore wholly compliant with the policies of the Development Plan and the Proposed Development is supported by all other key material considerations. We therefore respectfully request that this Application be supported by the Planning Authority.

We would be grateful if you could notify us of the validation of the Application and please do not hesitate to contact my colleagues Rachel Poole (rpoole@deloitte.co.uk / 0161 455 6272) or Jemma Brabrook (jbrabrook@deloitte.co.uk / +44 161 455 6903).

Yours sincerely



For Deloitte LLP

Encl.