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14 December 2022

Ref: PP-11764316

Dear Sir/Madam

Planning Application at 201 Deansgate, Manchester, M3 3NW
On behalf of Dynamic FM Limited

On behalf of our client, Dynamic FM Limited, we have today submitted a full planning application at 201 Deansgate, Manchester, M3 3NW, for the replacement of two existing Air Handling Units (AHU) with replacement AHUs.

The application has been submitted via the Planning Portal (PP-11764316) and the required fee of £494.20 has been paid directly via the Planning Portal. The following documents are submitted with the application:

- Planning Application Form and Certificates;
- This Covering letter;
- Site Location Plan (Nexus Planning);
- Existing Air Handling Unit AHUs 01 and 02 (ref: CD-4624-1-2 Rev B, CD-4624-2-2 Rev B, CD-4625-1-1 Rev B);
- Proposed Air Handling Unit AHU 01 (dated 02 July 2022); and,
- Proposed Air Handling Unit AHU 02 (dated 02 July 2022).

The Proposal and Assessment

The site relating to this application measures approximately 68 sq.m and comprises an area of the rooftop of the 201 Deansgate complex located on Deansgate in Manchester City Centre. The site relates to two existing AHUs that are situated on an existing plant deck on the rooftop of 201 Deansgate. The site is surrounded by comparable rooftop plant and machinery. As set out above, this application seeks approval for the replacement of the current AHUs, which are no longer considered fit-for-purpose, and the installation of two new AHUs.

Therefore, this application seeks permission for what is in effect the replacement of existing plant infrastructure.

The proposals provide for the removal of the existing AHUs, which are no longer considered fit for purpose, and their replacement with two updated AHUs, which will sit directly on the footprint of the existing units. The site is surrounded by a significant amount of plant and machinery associated with the operation of 201 Deansgate. It is therefore clear that the nature of the proposal is entirely appropriate given the site's setting and context, and that the

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principle of plant and machinery in this location is established. The current AHU is fed from the building's Low Temperature Hot Water and Chilled Water closed systems, via the chillers and boilers, and it is proposed that this strategy will be retained with the proposed AHUs.

Notwithstanding the above, it is recognised that the proposed AHUs have a greater height than the existing AHUs. The current units measure approximately 2.4 and 1.6 metres in height respectively; this compares to the proposed replacement AHUs which measure approximately 3.4 and 2.3 metres in height respectively. However, it should be noted that this height increase will not result in any wider visual impacts from street level or throughout the wider Conservation Area by virtue of the units' location, being sited well into the rooftop level and away from the visible edge of the rooftop from street level. This is in accordance with **Policy CC9** of the Core Strategy, which specifically requires development in the City Centre to preserve and enhance heritage assets, and the proposal complies with the aspirations of the policy.

The proposals will result in no detrimental loss of visual amenity by virtue of their location in accordance with **Policy DM1** of the Core Strategy which states that development should have regard to design, the character of the surrounding area and amenity. As shown on the submitted plans, the location of the proposal will not be directly visible at street level by virtue of the units' location, being sited well into the rooftop level and away from the visible edge of the rooftop from street level. The proposals will however allow for the ongoing function and use of 201 Deansgate. Whilst the Deansgate/Peter Street Conservation Area Appraisal is largely silent on works such as these, it is noted that the Shudehill Conservation Area Appraisal notes that development control in all of Manchester's Conservation Areas is aimed at encouraging development which enhances the prosperity of the area. This application will continue to support the function and operation of an Office complex within the City Centre, thereby enhancing the prosperity of the City Centre.

In respect of noise, it can be confirmed that the noise levels associated with the proposed AHUs will be less than or equal to those generated by the extant AHUs by virtue of the same method of heating/cooling which is used currently being proposed for the new units. Moreover, by virtue of the adjacent uses which surround 201 Deansgate (which, clockwise from the north, include Elliot House (business space and Gusto restaurant), The Old Nag's Head Public House, Onward Buildings (office space), 196 Deansgate (office space and food and drink operators) and Oddfellows House (office space and food and drink operators)) include a diverse range of operators, and there are no residential properties in the vicinity. As such, any noise generated would not significantly impact a noise sensitive use, and in any event any noise generated would be negligible. As such, the proposed scheme is in accordance with Core Strategy Policy DM1 of which outlines that all developments should have regard to the noise generated by proposals, and the need to be sensitive to existing environmental conditions.

In summary, the size and scale of the proposal is in keeping with the characteristics of existing and similar plant on the roof top at 201 Deansgate and will not result in visual impacts that will negatively affect the wider Conservation Area. The proposals will also not result in a greater level of noise when compared to the existing AHUs, and will result in no noise impacts to noise sensitive users.

Summary and Conclusions

The proposed rooftop plant will support the continued successful operation and use of 201 Deansgate as an office building in Manchester City Centre. The size and scale of the proposal is suitable for the location, and the proposal will not be directly visible from street level thereby resulting in no loss of amenity or a negative effect on the wider area.

The proposed AHUs will also not result in a greater level of noise generation when compared to the extant AHUs. The proposed change replacement of the existing AHUs is therefore considered to be acceptable.

I trust the application can be validated and determined positively within the statutory period. If you require any additional information, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Euan Connolly', with a long horizontal flourish extending to the right.

Euan Connolly
Senior Planner