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28th February 2023

Dear Sir/Madam,

Application for installation of a lighting scheme and consent to display advertisements at 1 Spinningfields Square, Manchester, M3 3LY.

Please find enclosed a full planning application for the installation of internal and external lighting and consent to display advertisements at 1 Spinningfields Square.

This application has been submitted by Cushman & Wakefield on behalf of NatWest Group via the Planning Portal (ref. PP-11939006).

Application Content

Together with this detailed covering letter, this application is supported by the following documents:

- Completed application form and certificate;
- Drawings:
 - RBF62-MLA-XX-XX-DR-A-PL-099 Site Location Plan
 - RBF62-MLA-XX-00-DR-A-PL-120 Ground Floor Signage Proposed Elevation
 - RBF62-MLA-XX-00-DR-A-PL-122 Ground Floor Signage Existing Elevation
 - RBF62-MLA-XX-00-DR-A-PL-129 Ground Floor Lighting Existing and Proposed Floor Plan
 - RBF62-MLA-XX-07-DR-A-PL-127 Proposed Terrace
 - RBF62-MLA-XX-07-DR-A-PL-128 Existing Terrace
 - RBF62-MLA-XX-08-DR-A-PL-126 Eighth Floor Proposed Signage
 - RBF62-MLA-XX-XX-DR-A-PL-121 Ground Floor Section of Signage
 - RBF62-MLA-XX-XX-DR-A-PL-123 Visualisation of Ground Floor Signage
 - RBF62-MLA-XX-XX-DR-A-PL-124 Ground Floor Signage Location Plan
 - RBF62-MLA-XX-XX-DR-A-PL-130 Existing Lift Lobby Area
 - RBF62-MLA-XX-XX-DR-A-PL-131 Proposed Lift Lobby Area

The Site

1 Spinningfields Square comprises an 8-storey building occupied by NatWest. The building comprises

commercial uses at the ground floor level with offices above. NatWest are currently undertaking refurbishment works to ensure the building better meets their requirements.

The building is located within the Spinningfields area of the City Centre and the Deansgate Conservation Area. The building is not listed but is located close to a number of listed buildings including the John Rylands Library (Grade I listed) to the north, largely separated by an intervening building; Elliot House (Grade II listed) to the south-east; and 184 and 186 Deansgate (Grade II listed) to the south.

Proposed Development

Lighting Scheme

The application seeks consent for the installation of internal and external lighting at the building. The lighting scheme comprises the following:

- The installation of four post lights to the north facing roof terrace on the 7th floor of the building. Each post light will be approximately 4m in height and will include individual spotlights. The post lights will be positioned across the terrace and have been designed to ensure minimal light spillage outside of the terrace. The lights will be in use when required by staff using the terrace space, this will most often be on weekdays during office hours but on occasion the terrace may be used on weekends or in the evening for specific events being held by NatWest.
- The installation of internal lighting along the ground floor of the northern and eastern facing elevations of the building. An LED uplighter will be fitted along the floor of the building and will be positioned flush to the windows. The lighting will be predominantly lit white however on some occasions the colour of the lighting will be changed to reflect national and regional events taking place in Manchester. For example, these events could include; Remembrance Sunday or the Manchester Pride Festival.
- The installation of internal lighting within the lobby area for the lifts on floors 2 – 7 on the eastern facing elevation of the building. Similar to the internal lighting on the ground floor of the building, an LED uplighter will be fitted flush to the window of the lobby area on each floor. The colour of the lighting will reflect that of the ground floor and will similarly be changed on occasion to align with events taking place in Manchester.

The internal lighting proposals are included within this application due to their siting close to the building facades and visibility from outside the building.

Advertisements

This application also seeks consent to display two advertisements. The first advertisement (advert 1) will be an LCD digital display located internally on the ground floor of the building and will be visible from the northern and eastern facing elevations of the building. The second advertisement (advert 2) will be located externally on the 8th floor of the building along the north facing elevation.

Details of the advertisements are listed in the table below:

Element number	Type	Width (m)	Height (m)	Height above ground (m)	Max letter height (cm)	Projection (m)	Materials	Text colour and background	Illuminated?
Advert 1	Fascia	2.5	3.5	2.4	25	N/A	Aluminium	Purple text and purple background with ability to change the background for certain events e.g., Remembrance Sunday or Manchester Pride Festival	Yes
Advert 2	Fascia	3.5	3.5	33.9	270	N/A	Aluminium	Purple background with red NatWest symbol	Yes

Planning Assessment

The proposed lighting scheme and advertisements are sought by NatWest as part of wider refurbishment works to the building to ensure it better meets their requirements.

The lighting proposed to the 7th floor roof terrace will ensure this space can be used by staff all year round for ancillary office related purposes and will increase the site's overall attractiveness as a place to work. The uplighting proposed close to the elevations on the ground floor and throughout the lobby and circulation areas within the building will also improve the appearance of the building and its design quality. The roof terrace lighting has also been designed to ensure there is no light spillage from the terrace.

Overall, the proposed lighting scheme seeks to enhance the external appearance of the building and will make a positive visual impact to the street scene and the immediate vicinity. The proposed lighting has been designed in a manner which is simple and effective and is proposed in locations which will not cause detrimental impact upon amenity or the surrounding heritage assets in accordance with Policy CC9 of the Core Strategy.

The proposed adverts are required for wayfinding purposes and will also create a presence for NatWest along the street scene and within the wider Spinningfields area. The adverts are not considered excessive with regards to appearance or scale and the proposal will not have a significant visual impact to the street scene. The advert proposed on the eighth floor also reflects previous signage that was installed on the building on behalf of the Royal Bank of Scotland from 2007 – 2018. This sign was approved by the Council under application ref: 070762/AO/2004/C1 and was similar in size and scale to the current proposal. Similar proposals have also been approved previously by the Council for the ground floor digital sign under application ref: 108921/AO/2015/C1 which was approved in 2015.

It is therefore considered that the proposed adverts will not result in any adverse impact to the wider area, the conservation area or setting of nearby Listed Buildings, and the proposal is thus compliant with Policies



DC18.1 and DC19.1 of the Unitary Development Plan and Policy CC9 of the Core Strategy.

Conclusion

I look forward to receiving confirmation of this application's validation, however if there are any queries or you require any further information to assist in your assessment of the application, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Myers'.

Sarah Myers MRTPI

Senior Consultant, Cushman & Wakefield - Planning