

THE EMERSON GROUP

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Our ref: PH/Planning

17th March 2023

Dear Sir/Madam,

RE: ELEVATION ALTERATIONS TO PROVIDE VENTILATION LOUVRES TO REPLACE EXISTING WINDOWS TOGETHER WITH THE INSTALLATION OF ROOF PLANT EQUIPMENT AND ASSOCIATED PLANT ENCLOSURE AT 55 KING STREET, MANCHESTER, M2 4LQ – SUBMITTED ON BEHALF OF ORBIT INVESTMENTS (PROPERTIES) LIMITED.

Please find enclosed application forms and plans for the above planning application, which has been submitted through Planning Portal.

The proposal seeks permission for elevation alterations to the west elevation of 55 King Street to provide ventilation louvres to replace existing windows and for the installation of roof plant equipment including an associated louvred enclosure.

The proposed louvres would be located to the west elevation of the building and would replace some of the existing windows. The louvres would be constructed of aluminium and would be hard anodised in a colour to blend sympathetically with the existing granite cladding.

The louvres and the new plant equipment are required to provide a new air conditioning system for the building. The existing system was originally designed for a single user and is not an efficient design when multiple tenants occupy the building. The new system would improve energy efficiency, reduce carbon emissions and would improve the EPC rating for the office building, making it more attractive for future tenants.

I look forward to progressing this application with you shortly, but should you have any queries, please do not hesitate to contact me.

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Yours faithfully,

Peter Hildrup
Senior Planner

Encs. (Electronic submission - Planning Portal)

- 1 x Application Form
- 1 x Location Plan (Drawing No. 55-PL-2019)
- 1 x Existing Elevations (Drawing No. 55-PL-2020)
- 1 x Proposed Elevations (Drawing No. 55-PL-2021)
- 1 x West Elevation – Proposed Visuals (Drawing No. 55-PL-2022)
- 1 x Existing Roof Plan (Drawing No. 55-PL-2023)
- 1 x Proposed Roof Plan (Drawing No. 55-PL-2024)
- 1 x Design and Access Statement

Planning application fee paid by BACS to Planning Portal