

Planning

Growth & Development

Delegated officer report for planning application

Application no.	133238/FO/2022	
Date registered valid:	17 March 2022	
Proposal:	Installation of plant equipment to the roof	
Address:	1 Spinningfields Square, Manchester, M3 3LY	
Ward(s):	Deansgate	Ward
Applicant:	Natwest Group	
Agent (if any):	Miss Sarah Myers Cushman & Wakefield	
Case officer:	Eve Tel: 0161 234 Email: eve.woolstencroft@manchester.gov.uk	Woolstencroft 4533
Recommendation:	Approve	
Date of recommendation:	16 January 2023	

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 30 March 2022 Expired: 20 April 2022

Neighbour notifications

Printed: 30 March 2022 Expired: 20 April 2022

Site notice

Posted: 20 April 2022 Expired: 11 May 2022

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order:

Description of Site and Area

The application building is a large, purpose-built office building constructed from steel and glass. The building varies in height from around 8 storeys to 6 storeys, with a large, curved roof. The building is surrounded by high quality public realm. There are various ground floor retail/leisure uses to the building.

1 Spinningfields Square comprises a 9-storey building which comprises commercial uses at the ground floor level with offices above.

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.

Description of Development

The submitted application seeks planning permission for the installation of plant equipment to the roof.

The building's existing ventilation system is by means of separate supply and extract fans local to each core providing zonal coverage with no facility for heat recovery. As part of the project's

low/zero carbon aspirations, the proposed ventilation systems incorporate new heat recovery systems. For this reason, the new air handling units are larger in size than the existing individual supply and extract fans and as such, additional plant space is required.

The below sets out the alterations proposed in three key locations.

Firstly, towards the centre-east of the building, additional plant equipment is proposed internally on the 8th floor adjacent to existing plant equipment. The new plant will require two elements to protrude at roof level (see Figure 1). The two elements will be dark grey in colour to match the existing screening at the rooftop, and will protrude above the existing parapet by 1.2m and 1.885m (0.47m and 0.82m from the south due to the existing taller part of the building). They will be set back from the building edge so as not to be visible from the street level.

Towards the north-west of the building, a new area of plant equipment is proposed on the roof area of the 7th level with dimensions 18.64m x 11.97m (see Figure 2). The project team have sought to locate the new plant area close to the existing 6th floor plant area on the north-west elevation. It is not possible to site it directly above the existing 6th floor plant area nor is it possible for this plant area to be sited more centrally on the building due to existing areas of rooftop plant and glazed roof areas. It has also been located towards the north of the building to maximise the retained area of roof terrace.

This plant will be fully screened by dark grey aluminium louvres to accord with existing louvres on the building. The plant area will be set back from the floors 1-5 of the building fitting with the building line of the 6th floor to reduce visibility from street level.

Consultations & Notification Responses

Local residents were notified, and a site notice posted for 21 days however no responses were received.

Environmental Health – Satisfied that the noise levels of the plant equipment would meet the required criteria. Recommendation of a condition to require verification testing.

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Saved policy DC26 of the UDP;
- Policies DM1, SP1, CC9, EN4 and EN3 of the Core Strategy;
- The Guide to Development in Manchester (SPD);
- National Planning Policy Framework (NPPF)

Issues

Visual Amenity and Impact on Conservation Area

The additional proposed new plant is necessary to create a new plant area to accommodate the additional plant required to ensure the building meets low/zero carbon ambitions for the space. New rooftop plant has been located within an existing plant area so far as possible and will protrude slightly above the existing parapet.

The new plant area will be fully screened which will match the appearance of existing screening on the 6th floor. The additional plant equipment has been reconfigured and the screening stepped back to reduce potential visibility from the street.

The plant equipment has been reconfigured and the screening stepped back to reduce potential visibility from the street.

The application building is a modern landmark building within the Deansgate Conservation Area. Although an important building, it is not considered that the building contributes to the historical context and character of the conservation area. As such, as per paragraph 207 of the NPPF, the building does not contribute to its significance directly.

Initially a number of louvres were proposed at upper ground floor level on the north elevation of the building to improve fresh air circulation. 3 no. glazed panels will be replaced with glazing and aluminium louvres. These however have been removed from the scheme due to concerns that louvres in this location would represent strident new additions to this area of glazing that would detract from the high-quality and simple appearance of the building.

The proposed alterations would cause less than substantial harm to the character of the conservation area. The proposal would have public benefits through contribute to the reduction in emissions (consistent with Policy EN4 of the Core Strategy) and would thus preserve the character of the Deansgate Conservation Area (consistent with Policy EN3 of the Core Strategy). It is not considered that the type of development proposed is relevant to saved UDP Policy DC18.1, given its modest scale.

In summary, it is considered that the less than substantial harm to the conservation area that the proposal would lead to is outweighed by public benefits and is therefore acceptable.

Noise

A noise report has been submitted in support of the application and following amendments, EH officers have assessed this and are satisfied with the content, as the acousticians have demonstrated that the noise requirements would be complied with. However, the applicant would still need a verification report once the heating systems have been commissioned to prove that they are operating at the agreed level and are in compliance with the 5dB(A) below background level criteria. It is therefore proposed to attach an appropriately worded noise condition to any approval.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and

owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The scheme is considered to be in accordance with the guidance contained within policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Powermaster Cooling Ltd - 4 Pipe ASHP Technical Data

Powermaster Cooling Ltd - Chiller Technical Data

Daikin AHU 07-01 Datasheet

Daikin AHU 08-01 Datasheet

DS1400 Engine Surface Noise Analysis

DS1400 Undampened Exhaust Gas Noise Analysis

Received by the City Council as Local Planning Authority on 17 March 2022.

Proposed Level 07 Plan RBF62-MLA-XX-07-DR-A-PL-005

Proposed Level 08 Plan RBF62-MLA-XX-08-DR-A-PL-006

Proposed Roof Plan RBF62-MLA-XX-XX-DR-A-PL-007

Proposed South Elevation RBF62-MLA-XX-XX-DR-A-PL-107

Proposed East Elevation RBF62-MLA-XX-XX-DR-A-PL-106

Proposed West Elevation RBF62-MLA-XX-XX-DR-A-PL-108

Received by the City Council as Local Planning Authority on 07 August 2022.

Noise survey and Plant Noise Egress Assessment referenced 21579-R01-G received by the City Council as Local Planning Authority on 6 December 2022.

Acoustic Memo prepared by Sandy Brown ref. M005-A received by the City Council as Local Planning Authority 13 December 2022.

Proposed North Elevation RBF62-MLA-XX-XX-DR-A-PL-105 Rev P03

Received by the City Council as Local Planning Authority on 13 January 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) a) The proposed development shall be carried out in accordance with the submitted Noise survey and Plant Noise Egress Assessment referenced 21579-R01-G received by the City Council as Local Planning Authority on 6 December 2022 and Acoustic Memo prepared by Sandy Brown ref. M005-A received by the City Council as Local Planning Authority 13 December 2022.

b) Prior to the use, other than for validation noise testing, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that any plant and equipment installed in association with this application conforms to the recommended plant noise limit in the approved acoustic report. The validation assessment shall undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria together with timescales for implementation.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policy DM1 of the Manchester Core Strategy and saved policy DC26.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Urban Design & Conservation

MEDIACOM NORTH LIMITED, 1 Hardman Street, Manchester, M3 3HF
Unit 3A, Spinningfields Square, Manchester, M3 2BA
Unit 4A, Spinningfields Square, Manchester, M3 3AP
Australasia, 2 Spinningfields Square, Manchester, M3 3AP
Unit G22, 2 Spinningfields Square, Manchester, M3 3AP
Unit 2A, Spinningfields Square, Manchester, M3 3AP
Left, 133 Deansgate, Manchester, M3 3RW
2 Spinningfields Square, Manchester, M3 3AP
DWF, 1 Scott Place, Manchester, M3 3AA
164 Deansgate, Manchester, M60 6DS

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Deansgate Conservation Area 1985
Area Team Boundary - Name: CENTRL