

P21-1009_L005v1_PL_MAN_RD

02 February 2023

Max Gibson
Manchester City Council
Planning
PO Box 532
Manchester
M60 2LA

Dear Max,

Town and Country Planning Act 1990 (as amended)
Full Application for Plant Equipment at Roof Level
2 Spinningfields Square, Manchester, M3 3AP
Planning Portal Reference: PP-11822084

On behalf of Caprice Holdings Ltd, Pegasus Group are seeking permission for plant equipment at the roof level of 2 Spinningfields Square. The equipment will serve the new restaurant which is to occupy part of the ground floor of the building which is currently vacant following the closure of the Emporio Armani retail store.

This application follows on from the permission granted for Caprice Holdings Ltd to erect a single storey extension at ground floor, create an external seating area and alter the existing building (132373/FO/2021) and the associated non-material amendments to the single storey extension (134627/NMC/2022).

The proposal comprises 8no. new condensing units, the replacement of 6no. redundant condensing units and extract ductwork. The proposed equipment will be located within the confines of the existing louvred plant enclosure at roof level which contains the equipment associated with the uses taking place within the building.

The following documents have been submitted as part of this application:

- Application Form
- Location Block Plan (4322/464/LBP A)
- Existing Roof Duct Plan (21368/O20)
- Proposed Roof Plan (21368/O21)
- Background Sound Level Survey (211004-R002)

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies include Core Strategy Policy DM1 and Policy SP1 and Saved UDP Policy DC26. These

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policies require consideration to be given to the amenities of the occupiers of the building and occupiers of nearby properties. It is set out in the Background Sound Level Survey that plant should not exceed a rating level of LA90 53dB i.e. the typical measured background sound level at nearby noise sensitive windows. This would ensure that the amenities of the occupiers of the building and occupiers of nearby properties are safeguarded inline with the policy requirements.

If you have any questions or queries, please do not hesitate to contact me using the details provided below.

Yours sincerely,

Rebecca Dennis
Associate Planner

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