



Paul Butler Associates

Planning, Development & Heritage Consultants

30 November 2022

Mrs Julie Roscoe
Manchester City Council
Planning
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Town Hall
Manchester
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FAO Emily Booth

20.1456

Dear Emily

Eastern House, 40-42 Princess Street, Manchester; and Langley Buildings 44-46 Princess Street, Manchester, M1 6DE - Applications for Minor Works

Please find enclosed applications for minor works at the above site. The works comprise the installation of a generator, external plant compound, and lighting protection system, all of which require planning permission. A Listed Building Consent application is submitted relating to each of the two Listed Buildings (40-42 Princess Street (Eastern House) and 44-46 Princess Street (Langley Buildings), to secure consent for the lightning protection system which includes minor works to both buildings.

Listed Building Consents (LBCs) 130043/LO/2021 and 130044/LO/2021, and Planning Permission 130099/FO/2021 were approved by Manchester City Council on 7 September 2021 and enable the comprehensive refurbishment and re-use of the Listed Buildings as mixed use office and gym space. The conversion and repair works are well underway, but these consents do not include for the works proposed as part of this application.

The descriptions of development are as follows:

'LISTED BUILDING CONSENT for installation of lightning protection system'.

'Installation of lightning protection system, ground level generator and plant screen compound within courtyard'

Submission Documents

In addition to this letter, the applications are supported by the following documents:

- Heritage, Design and Access Statement by Bridge Architects.
- Generator Noise Assessment by Sandy Brown.
- Generator Specification by Central Power Services Limited (Ref: CPS 45B-400VAC)
- Lighting Protection System DAT Controller Remote Brochure.
- Lightning Protection Risk Management Calculations by Best Services Ltd – This sets out the specification for the required system.

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- Generator Specification by CPS Generators and UPS.
- Photographs of affected areas (refer to Appendix 1 of this letter)

The applications are also supported by the following submitted plans:

- Location Plan (Ref: al(02)001)
- Existing Site Plan (Ref: al(02)002 Rev P01)
- Existing Courtyard Elevation (Ref: al(02)032)
- Existing Harter Street Elevation (Ref: al(02)030 Rev P01)
- Existing Roof Plan (Ref: al(02)018 Rev P01)
- ESE Lightning Protection System Plan (Ref: P03_SP-LP Rev P02)
- Proposed Site Plan – Plant Compound and Generator (Ref: al(04)001 Rev P02)
- Proposed generator + plant enclosure within courtyard Plans (Ref: al(04)500 Rev P01)

Application Proposals

The application proposals consist of two main elements; the installation of a lightning protection system, and the installation of a generator which will be enclosed with a plant screen.

Generator and Plant Screen

A generator is required as a secondary back-up power supply for the fire fighting lift which will activate in the event that the standard mains power source fails. Aside from six-monthly service / maintenance the generator will not therefore be activated unless there is an emergency.

A plant enclosure is also proposed so that the generator is out of view and does not detract from the setting of the adjacent Grade II Listed Eastern House. As part of the broader proposed scheme, approval has previously been secured for an enclosure in this location (and therefore the principle already accepted), but further to confirmation as to the required generator model and specification, a slightly larger and reconfigured compound is necessary. The compound also makes some provision for future tenant equipment thereby reducing the potential need for piecemeal plant additions in the future. The screen and generator do not attach to Eastern House, therefore Listed Building Consent is not required for this element.

Visually, the screen will match that approved as enclosing the refuse store – stained black vertical timber battens on a galvanised frame. It will therefore be of an industrial aesthetic but utilising sympathetic sustainable materials.

The screen is not designed to provide any acoustic attenuation as is confirmed within the submitted Noise Assessment by Sandy Brown Associates. The Assessment notes that noise limits would be exceeded in the event of the generator operating, but also acknowledges that this

would only be in the event of a life-safety emergency. It recommends that testing be undertaken during daytime hours.

These works are therefore essential to the operation of the proposed scheme and are regarded as acceptable in terms of design and heritage impact as well as impact upon amenity. In this regard, the scheme accords with policies CC9, EN3, and DM1 of the 2012 Manchester Core Strategy as well as the relevant national NPPF policies.

Lightning Protection System

As with the generator, the lightning protection system is also necessary to ensure the Listed Buildings are adequately protected against lightning events, as well as ensuring the safety of those people within the building. The necessity for the proposed system has been identified by a specialist consultant, who has recommended a system which also seeks to limit visual and physical impact upon the Listed Buildings.

The works comprise the installation of PVC sheathed aluminium tape (one to the side of Eastern House, the other to the side of Langley Buildings) to ground level / earth termination, and connecting to a termination finial which will be attached to the new flat roof to the lift shaft, and not therefore to any historic fabric. Whilst the finial extends to a height of 2m, it is of a narrow profile and is not therefore regarded as having a discernible visual impact.

These works are therefore essential to the protection of the Listed Buildings and those within, and are regarded as acceptable in terms of design and heritage impact. In this regard, the scheme accords with policies CC9, and EN3 of the 2012 Manchester Core Strategy as well as the relevant national NPPF policies.

We trust that the submitted information is sufficient to enable the validation of the submitted applications. Should any further information be required, please do not hesitate to get in touch.

Yours sincerely



Don Murphy MPLAN MRTPI
Director

Appendix A: Photographs



Photo 1: Harter St façade.



Photo 2: Courtyard – Location of Plant compound

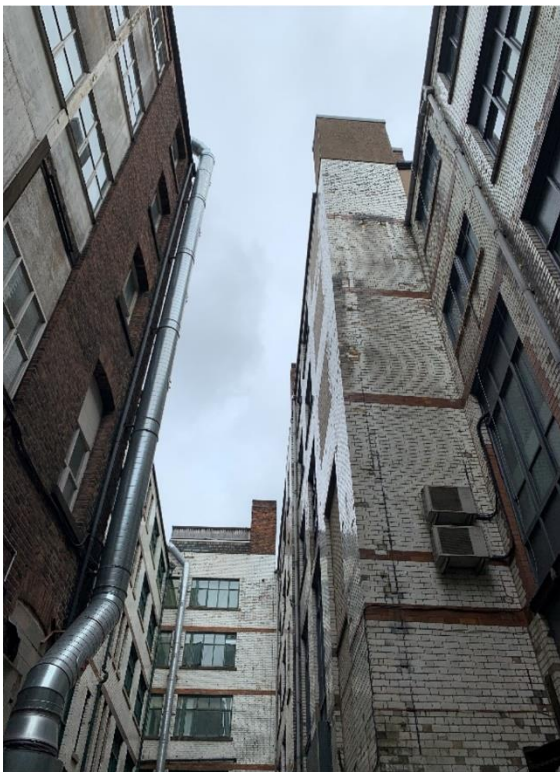


Photo 3: Courtyard façade.