



Paul Butler Associates

Planning, Development & Heritage Consultants

09 September 2022

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester M60 2LA

20.1462

FAO Jennifer Connor

Dear Mrs Roscoe

Former Greenfinch Public House, 108 Palatine Road, Didsbury, M20 3ZA
Application for planning permission for the installation of an air conditioning (AC) unit to accompany the change of use and conversion of former Greenfinch Public House

On behalf of our client, Anchorbridge Developments Ltd, please find attached a planning application in relation to the Former Greenfinch Public House, 108 Palatine Road, Manchester, M20 3ZA. The application is for the installation of an AC unit to accompany the change of use and conversion of the ground floor of the former Greenfinch Public House to office accommodation.

The key planning issues that have been taken into consideration for the installation of the AC unit include:

- Principle of the AC Unit: The main principle of the AC unit is to provide a vapour compression cycle to minimise the air temperature and create a comfortable office environment for future occupants. As set out in the following sections, the proposals will have no adverse visual or amenity impacts.
- Visual Impact: The location of the AC unit has been carefully considered and therefore positioned in the least sensitive location at the rear of the building. This ensures that it will not be visible from Palatine Road and Lapwing Lane, thereby having no impact on the character and appearance of the conservation area. In addition, the low height of the AC unit and the provision of soft landscaping surrounding it will ensure minimal visibility from inside the site.
- Residential Amenity: The AC unit has been carefully selected to minimise impact on the amenity of existing residents and proposed residents of the redevelopment scheme for the site. The AC unit will be installed approximately 8m from the nearest window of proposed plot 9 and 6m from the nearest apartment within the Greenfinch building. The AC unit is quiet with a decibel rating of 52 for its sound pressure and 67 for its sound power. Together with the separation distances between the AC unit and residential properties, the proposed AC unit will achieve the requirements that are deemed acceptable in terms of noise set out by the Local Authority. As the AC unit will be used by occupants of the ground floor office, the unit will not be operated during the evenings, although there is a night silent mode available to reduce noise should this be required.

- Sustainability: The AC unit has a high energy efficiency rating which will reduce its impact on the environment.

The following documents and drawings have been submitted in support of this application:

Documents:

1. Covering Letter (20.1462) prepared by Paul Butler Associates.
2. Completed Planning Application Forms and Certificates.
3. Specifications for DVMS Eco Heat Recovery Unit
4. Acoustic Report prepared by Hann Tucker Associates.

Drawings prepared by AXI:

- 20-040 AXI-002 Location Plan
- 20-040 AXI-121 Proposed AC Public House General Arrangements
- 20-040 AXI-171 Public House AC Elevations Proposed

The planning application fee (£234) will be paid separately by my client.

If you require any further information in order to determine the application please do not hesitate to get in touch.

Yours sincerely

James Walkington

James Walkington BA (Hons) MSc
Assistant Planner