

Your Ref: **PP-11497022**
Our Ref: HPD/CD/22/121
Date: 02 September 2022

Manchester City Council
Planning
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Dear Sir/Madam,

RE: UNIT 23, HARPURHEY SHOPPING CENTRE, LEE ROAD, MANCHESTER, M9 4DH

On behalf of our client, Power Leisure Bookmakers Ltd., we are instructed to submit a full planning application for the installation of 3 no. external air condenser units and 2 no. satellite dishes, at the abovementioned property.

The application has been submitted with the following documents via the Planning Portal (PP-11497022), which in addition to this letter comprise the application:

- Duly completed Planning Application Form;
- Completed Certificate B and Copy of Notice as served;
- Site Location & Block Plan (Dwg no. 14604-200-20); and
- Satellite and A/C Plan (Dwg no. 14604-200-21A).

The statutory application fee of £462.00 has been paid electronically by card following submission of this application via the Planning Portal.

BACKGROUND

The application property comprises a ground floor unit within a parade of commercial units located within the Harpurhey District Centre, and is currently vacant.

The property is not listed nor is it situated within a conservation area. The premises, which were last occupied by Homefair Blinds in August 2021, comprise of 105 sq. m. (1,130 sq. ft.) of gross internal commercial space on the ground floor level, only. We also understand that despite continued marketing the application property has continued to remain vacant.

Our clients wish to occupy the application property for Sui Generis purposes, specifically for a Paddy Power betting shop. Accordingly, separate applications have been submitted via the Planning Portal for the change of use of the property (PP-11498764), and for external alterations and associated signage (PP-11498503).

Planning History

There is no planning history of specific relevance to this application.

PADDY POWER

Paddy Power is an international betting and gaming group which was founded in Ireland in 1998 with the aim of making betting an entertaining, fun and fair experience. As one of the newest bookmakers in the UK, Paddy Power has a relatively small number of trading shops compared to other bookmakers. They are therefore keen to increase their market share, and invest in Harpurhey District Centre.

THE APPLICATION PROPOSALS

Planning permission is sought for the installation of air condenser units and satellite dishes.

Satellite Dishes

The application proposals seek the installation of two new satellite dishes, which will be wall mounted on K&K brackets on the north-east facing rear elevation of the ground floor unit.

Air Condenser Units

The proposal also seeks to install three new Daikon RZA/RXP range air condenser units, which will also be wall mounted on the rear elevation at ground floor level with galvanised steel brackets and drip trays. All pipework will connect into an existing down pipe.

THE ADOPTED LOCAL DEVELOPMENT PLAN

The statutory development plan for the site currently comprises of the Manchester Core Strategy (2012), and the 'saved' policies of the Manchester Unitary Development Plan (UDP) (1995).

Policy DM1 – Development Management of the Core Strategy (2012), confirms amongst other matters that all development should have regard to effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

'Saved' Policy DC26 – Development and Noise of the UDP (1995), also advises that the Council intends to use the development control process to reduce the impact of noise on people living and working in Manchester. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Due regard has been given to the above policies, and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007), in the preparation of this application.

DESIGN AND AMENITY

The proposals have been designed to ensure that they comply with the Council's design policies, and to ensure there is no harmful impact on the appearance of the existing building, the quality and character of the area, or on the amenity of neighbouring residents.

The air condenser units will be positioned on the rear wall of the unit and all pipework will connect into an existing downpipe. Accordingly, the air condenser units will not be seen from the pedestrianised street frontage, whilst they will also be positioned at ground floor level facing a rear courtyard (used as a goods-in/handling area) thus further reducing their impact, and ensuring that they cannot be viewed by passing pedestrians. As such, it is not considered that the proposals would have a harmful impact on the appearance of the existing building, or on the character or appearance of the surrounding area.

Likewise, the proposed units will not give rise to any undue level of noise disturbance over and above the existing position, and there are no noise sensitive receptors in the immediate vicinity of the proposed units, such that the proposals will not give rise to any harmful impact on the amenity of the area, or on the amenities of neighbouring residents.

Two satellite dishes will be installed onto the building. The installation of these is fundamental to the operation of a betting shop, whilst they also need to be positioned in such a way that a full line of sight to them can be maintained. Notwithstanding, the two satellite dishes are considered to have minimal impact, as they will be discretely mounted along the rear elevation of the ground floor unit, and therefore will not be visible from street level.

Accordingly, the proposed air condenser units and satellite dishes would be situated where they will not be

seen from any public vantage points, and as such would not have a negative impact on the character of the existing building, the visual amenity of the streetscene, or on the aesthetic quality of the surrounding area.

As such, and having regard to 'saved' Policy DC26 of the Manchester UDP (1995) and Policy DM1 of the Manchester Core Strategy (2012), the proposed development is considered to be acceptable.

CONCLUSION

Paddy Power will make a positive contribution to the commercial life of Harpurhey District Centre, and will provide welcome investment and local job opportunities to the area. However, in order to operate from the property an effective air conditioning system is required to maintain a suitable climate within the premises, whilst the satellite dishes (as they will enable the relay of live data and pictures to and from the property), are an essential component for the operation of the betting shop.

We trust that you have sufficient information to validate and consider this application, and we look forward to hearing confirmation of this in due course. However, if you do have any queries or require any additional information in the meantime, please do not hesitate to contact myself (cday@hpduk.com) or Charlotte Mills (cmills@hpduk.com) at these offices.

Yours faithfully,



Claire Day BSc (HONS) MRICS FRTPI
DIRECTOR

Encs.

cc: Power Leisure Bookmakers Ltd.