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Your Ref: PP-14812754

7th April 2026

Lea Joseph
Manchester City Council
Planning Department
PO Box 532
Manchester
M60 2LA

Dear Ms Joseph,

FULL PLANNING APPLICATION FOR THE INSTALLATION OF ROOFTOP PLANT EQUIPMENT AT MERCURE MANCHESTER PICCADILLY HOTEL, PICCADILLY PLAZA, MANCHESTER, M1 4PH

I am writing on behalf of our client, Venus Hotels Limited ('the Applicant'), who is seeking full planning permission for the installation of rooftop plant equipment at Mercure Manchester Piccadilly Hotel, Piccadilly Plaza, Manchester, M1 4PH ('the Site'). A new hotel brand operator, 'lyf', are replacing the existing Mercure brand and new rooftop plant is required to provide new air conditioning systems to the guestrooms.

Background

The site relates to the Mercure Hotel, located off Portland Street, Manchester, which is an established 4-star hotel, located in central Manchester. The current brand (Mercure) is being replaced with a new provider 'lyf', which operates as high-end, premium hotel accommodation for youthful travellers, seeking a place to socialise and network. The lyf brand seeks to make a strong impression to the hotel market in Manchester by selecting central locations, within close proximity to shops and dining to attract modern and lively visitors.

This hotel rebrand follows the approval of two recent planning applications at Mercure Manchester Piccadilly Hotel and this planning application for new rooftop plant also seeks to facilitate this:

- 144515/FO/2025 – External alterations to entrance area – Approved 07/01/2026
- 144873/AO/2026 – Installation of 2no. illuminated high level building signs and 1no. illuminated entrance sign – Approved 05/02/2026

The site is located adjacent to Portland Street to the southeast, and is bordered by retail units to the north, south and west. The site adjoins part of a wider commercial-led development known as City Tower. The NCP Manchester Piccadilly Car Park, and other retail units occupy the ground floor. The site is not a Listed Building, nor does it fall within a Conservation Area.

Supporting Information

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

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- This Covering Letter;
- Application forms, duly signed and completed;
- Noise Impact Assessment Rev.01 prepared by Noise Solutions;
- Plant Specification Details (Ref: Toshiba-VRF-Specification-Outdoor Units);
- Plant Specification Details (Ref: Flexi-Foot-with-Strut-Kits);
- Site Location Plan (Ref: 220-JMA-00-00-DR-A-001000-P01);
- Existing Roof Plan (Ref: 220-JMA-B1-RF-DR-A-023002-P01);
- Existing Elevations Plan Parker Street (Ref: 220-JMA-B1-XX-DR-A-042000-P01);
- Existing Elevations Plan New York Street (Ref: 220-JMA-B1-XX-DR-A-042002-P01);
- Proposed Roof Plan (Ref: 220-JMA-B1-RF-DR-A-023003-P01);
- Proposed Elevations Plan Parker Street (Ref: 220-JMA-B1-XX-DR-A-042001-P01);
- Proposed Elevations Plan New York Street (Ref: 220-JMA-B1-XX-DR-A-042003-P01); and
- Proposed Plant Layout (Ref: Q6564-M01 Rev.C).

Proposals

The application seeks consent for the installation of 21no. VRF outdoor air conditioning units on flexi anti-vibration feet at the northern section of the property's roof space. The rooftop plant will service the lyf hotel guestrooms across 7 floors.

The proposed plant units would have a maximum height of 1.69m, maximum width of 0.99m and a maximum depth of 0.78m. The specifications of the proposed plant are fully outlined in the accompanying plans and technical plant specification details. The works will take the benefit of using existing rooftop risers / enclosures for all pipework entry positions leading to distribution internally to the guestroom floors.

The units are set back from the roof edge and largely screened from view by the height of the building and the existing roof parapet. Advice has been sought from the planning officer, Lea Joseph, who confirmed on the 26th March 2026 that no visual plant screens would be required, as these would be more visible than the proposed plant units.

Planning Policy

The proposal is being brought forward to provide new rooftop plant to accommodate the new hotel occupier, lyf. The section below outlies the main policy provisions relevant to the proposal.

National Planning Policy Framework (adopted December 2024)

Paragraph 9 of the NPPF states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development, and specifically states that for decision-making, this means approving development proposals that accord with an up-to-date development plan without delay. Where there are no relevant Development Plan policies, or policies which are most important for determining the application are out-of-date, permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the

development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 85 explains that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Manchester Core Strategy (July 2012)

Policy SP1: Spatial Principles sets out that development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character, and protecting and enhancing the built and natural environment.

Policy CC9: Design and Heritage states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN1: Design Principles and Strategic Character Areas states that all development in Manchester will be expected to follow the seven identified principles of urban design and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the city should be fully realised, particularly on major radial and orbital road and rail routes.

Policy DM1: Development Management states that all development should have regard to the following specific issues:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Extant Unitary Development Plan Policies (1995)

Policy DC26: Development and Noise outlines that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider the effect of new development proposals which are likely to be generators of noise. Developments likely to result in unacceptably high levels of noises will not be permitted

Places for Everyone (PfE) Joint Development Plan (2024)

JP-P1: Sustainable Places sets out that all development, wherever appropriate, should be consistent with key attributes including:

- Distinctive, with a clear identity that respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.

Technical Considerations

The planning application is supported by a Noise Impact Assessment prepared by Noise Solutions Ltd which has measured the potential noise impact associated with the new plant. Based on an

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up-to-date acoustic survey, noise limits for the new plant have been established, based on measured background noise levels, as well as taking account of BS 4142.

The assessment concludes that the cumulative plant noise emission levels have been predicted at the most affected noise sensitive receptor locations and are found to comply with the proposed limits at the nearest noise sensitive properties. Therefore, noise from the plant proposals should not be a reason for refusal of planning permission.

Planning Assessment

The proposals are modest in nature and simply comprise of installing 21no. new air conditioning plant units on the rooftop of the Manchester Piccadilly Hotel to service the guestrooms over 7 floors of the new hotel occupier, lyf. As the plant is located centrally on the northern section of the rooftop and is set back from the rooftop edge and largely screened by the existing roof parapet, there are no proposed visual impacts associated with this plant installation. Furthermore, it has been agreed with the planning officer that no visual plant screens would be required, as these would be more visible than the proposed plant units.

The noise impact assessment has confirmed that the cumulative predicted plant noise levels at the façade of the nearest office premises would not exceed 50dB LAeq. Furthermore, the plant noise levels will not exceed the background noise levels for the hotel rooms, predicted to be 44dB, which is significantly lower than the 56dB daytime and 53dB night-time background noise levels.

Therefore, the proposed development is compliant with Policies SP1, CC9, EN1 and DM1 of the Core Strategy, Policy DC26 of the Saved Unitary Development Plan, Policy JP-P1 of the PfE Joint Development Plan and Paragraph 85 of the NPPF.

Planning Application Fee

The planning application fee has been calculated at £701.00 (including £91.00 service charge) and this amount has been paid for via BACS to the Planning Portal under reference PP-14812754. I trust the information provided within this submission is sufficient to validate and determine the application. If you have any queries, please do not hesitate to contact me.

Yours sincerely,



James Borley
Associate Planner



For and on behalf of Avison Young (UK) Limited