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Planning Statement

Project

External Works to Units 5, 6 and 7, Park Seventeen, Whitefield,
Bury. Manchester, M45 6FJ

Client

JLL

REVISION

DATE

Directors:

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External Works to Units 5, 6 and 7 Park Seventeen

INTRODUCTION

Park 17 is an industrial Estate situated on Moss Lane in the Whitefield area of Manchester. The estate is located just off Bury New Road (A56), which provides direct access to Junction 17 of the M60 within 0.5 miles. The Estate is within easy walking distance of Whitefield Metrolink Station, providing links to convenient public transport services throughout Greater Manchester.

The industrial units are set in carefully landscaped grounds with mature planting and a grass bund separates the units from the dwellings on Moss Lane, both visually and acoustically.

After being leased for several years the three units are temporarily due back in the landlord's possession providing an opportunity to upgrade them while they are vacant, and before they are put back on the market. The refurbishment works will aim to reduce energy bills and the appearance of the buildings will be improved. These works will make the properties more attractive to organisations looking to rent the units in the future.

SCOPE OF WORKS

The works covered by this planning application include the following:

- New Roof Covering, this will improve the thermal performance of the units and prevent water ingress
- New Roof lights, this will improve the thermal performance of the units and improve daylight levels within the warehouse areas
- All cladding refurbished and painted
- New windows, roller shutters and doors, this will improve the thermal performance and the appearance of the building
- Install spandrel panels to Units 5 & 6 Front Elevation, this is because the internal offices at first floor will be removed so the glazing is no longer needed in these two units. If retained it would prove difficult to clean the glass internally.
- Installation of External Mechanical Kit to the rear and sides
- Decoration to canopies over main entrance doors

EXTERNAL MECHANICAL KIT AND SOUND IMPACT

There will be a single Air Handling Unit (AHU) installed externally to each of units 5 and 6. These AHUs are located on the North West elevations and therefore face away from the dwellings on Moss Lane. Unit 7 will have two new AHUs located on the North East elevation. These are all modern, high precision, ultra-quiet running units by Mitsubishi Electric. Please see supporting technical noise data below.

The proposed AHU nearest to a residential property (on the North West elevation of Unit 5) is located 46m from the boundary fence/ wall of the nearest dwelling and is further shielded by the mass of Unit 5. Units 5, 6 and 7 are also separated acoustically from the dwellings by a significant intervening bund which incorporates mature landscaping. The bund was designed to lessen the impact of the Industrial Estate on the residential area around Moss Lane both visually and by performing a sound deadening role.

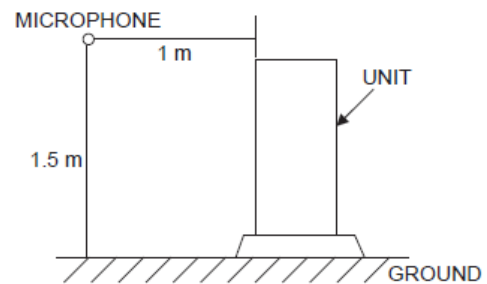
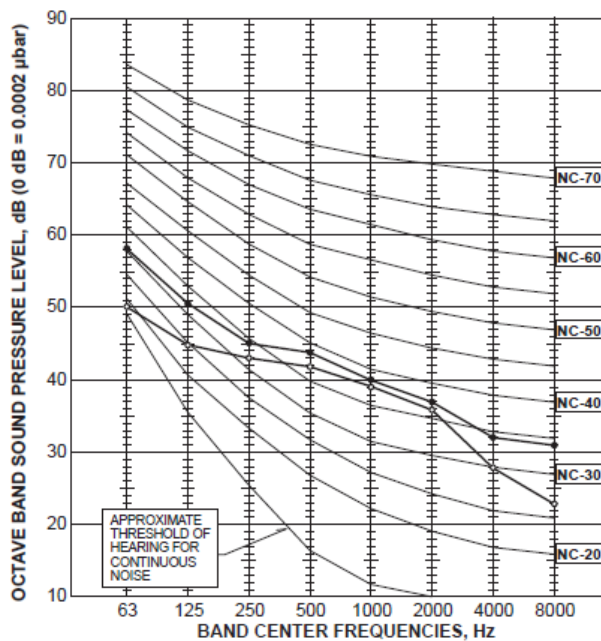
When a similar application was made, by the same applicant, regarding Unit 2 at Park 17 in 2023, the Environmental Health Officer did not raise any objections to the proposal and it was therefore considered that the proposal would not have any unacceptable impacts on nearest neighbouring amenity. The distance in that case was shorter at 35m.

For these reasons we do not believe the proposals have any acoustic impact on the nearby dwellings.

5-3. NOISE CRITERION CURVES

PUZ-ZM35VKA2(-ET/-ER)
PUZ-ZM50VKA2(-ET/-ER)

MODE	SPL(dB)	LINE
COOLING	44	○—○
HEATING	46	●—●



PUZ-ZM - OUTDOOR UNITS		PUZ-ZM35VKA	PUZ-ZM50VKA	PUZ-ZM60VHA	PUZ-ZM71VHA	PUZ-ZM100VKA
SOUND PRESSURE LEVEL (dBA)	Heating/Cooling	46 / 44	46 / 44	49 / 47	49 / 47	51 / 49
SOUND POWER LEVEL (dBA)	Cooling	65	65	67	67	69
WEIGHT (kg)		46	46	70	70	116
DIMENSIONS (mm)	Width x Depth x Height	809 x 300 x 630	809 x 300 x 630	950 x 330 + 25 x 943	950 x 330 + 25 x 943	1050 x 330 + 40 x 1338
ELECTRICAL SUPPLY		220-240v, 50Hz	220-240v, 50Hz	220-240v, 50Hz	220-240v, 50Hz	220-240v, 50Hz
PHASE		Single	Single	Single	Single	Single
SYSTEM POWER INPUT (kW)	Heating/Cooling (nominal)	1.040 / 0.869	1.347 / 1.239	1.732 / 1.560	2.116 / 1.863	3.102 / 2.405
	Heating/Cooling (UK)	0.81 / 0.84	1.12 / 1.12	1.25 / 1.65	1.54 / 1.92	2.47 / 2.06
STARTING CURRENT (A)		5.0	5.0	6.0	6.0	13.0
SYSTEM RUNNING CURRENT (A)	Heating/Cooling [MAX]	4.97 / 4.31 [13.4]	5.98 / 5.57 [13.4]	7.41 / 6.65 [19.4]	9.10 / 7.96 [19.4]	13.46 / 10.45 [27.1]
FUSE RATING (BS88) - HRC (A)		16	16	25	25	32
MAINS CABLE NO. CORES		3	3	3	3	3
MAX PIPE LENGTH (m)		50	50	55	55	100
MAX HEIGHT DIFFERENCE (m)		30	30	30	30	30
CHARGE REFRIGERANT (kg) / CO ₂ EQUIVALENT (t)	R32 (GWP 675) - 30m	2.0 / 1.35	2.00 / 1.35	2.80 / 1.89	2.80 / 1.89	4.00 / 2.70
MAX ADDITIONAL REFRIGERANT (kg) / CO ₂ EQUIVALENT (t)	R32 (GWP 675)	0.30 / 0.20	0.30 / 0.20	0.80 / 0.54	0.80 / 0.54	2.80 / 1.89

SUPPORTING DRAWINGS

This document should be read in conjunction with the following planning drawings:

- 575-050A – Site Location Plan
- 575-051 – Block Plan
- 575-052 – Ground Floor Plan as Existing
- 575-053 – Elevations as Existing
- 575-054– Sections as Existing and as Proposed

- 575-055 – Roof Plan as Existing
- 575-056 – Elevation Strip Out
- 575-057 – Plans as Proposed
- 575-058 – Elevations as Proposed
- 575-059 – Roof Plan as Proposed

VALIDATION

We trust this document and supporting revised site plan are sufficient for the application to now be validated however do not hesitate to contact me should you require any additional information.

END
01.05.24