



P21-039 – Banana Warehouse, Piccadilly, York Non-Material Amendment – Plant enclosure

This application seeks a non-material amendment to planning application 23/01088/FUL. The amendment is to include a plant enclosure on the roof top plant area to protect plant equipment unsuitable to be installed outside.

Through optimisation of the roof top plant and ground floor plant room during developed design of M&E a considerable reduction of roof top ductwork & equipment has been achieved. This is largely due to a bottom-up ventilation strategy which services the hotel within an internal ductwork solution rather than a rooftop arrangement that would detrimentally impact the aesthetics of the hotel, particularly from the Clifford Tower viewpoint.

As part of this optimisation process, it is noted that the resultant rooftop plant requires to be weather proofed, and a small enclosure is to be provided.

Pre application discussions

Prior to submission of the non-material amendment discussions were held with both Guy Hanson, the Design and Sustainability Manager at York City Council and Victoria Bell, formerly a planner at York City Council.

Having provided both parties with a sketch proposal of the enclosure it was confirmed that the enclosure looked fine and should be dealt with under a Non-Material Amendment process.