

Planning Service

Growth and Neighbourhoods
Directorate

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25 October 2021

Dear Tony,

Our Town Hall Project – Albert Memorial – Full Planning Permission Ref. 128777/VO/2020

Please find enclosed an application for the partial discharge of conditions attached to Full Planning Permission Ref. 128777/VO/2020 approved on 04 February 2020.

The Applicant is Manchester City Council.

For clarity, the description of development for Full Planning Permission Ref. 128777/VO/2020 is as follows:

“CITY COUNCIL DEVELOPMENT Installation of new lighting and reinstatement of former railings and drainage system, and associated works, as part of the repair and restoration of the Grade I listed Albert Memorial.”

Table 1 below confirms the documents submitted in support of this application for the discharge of conditions 3 (birds), 4 (watching brief) 5a (scaffold), 6 (samples).

Table 1: Condition Discharge Submission Documents

Condition Wording	Submission Document(s)
3) No restoration works shall commence between the 1st March and 31st August in any year unless a detailed bird nest survey done by a suitably experienced ecologist has been carried out immediately prior to clearance and provides written confirmation that no active bird nests are present. This information shall then be submitted to and approved in writing by the City Council as Local Planning Authority prior to works commencing on site.	The details listed below are to enable the partial discharge of condition 3 to enable works to progress: • Application form • Cover letter • Albert Memorial Preliminary Roost Assessment
4) There shall be an archaeological watching brief on site to record all items removed and all historic fabric exposed during the lifting of the existing granite steps to the Albert Memorial. In the event that any further items or fabric of archaeological interest are uncovered during the works, the steps outlined in the Control Procedure Hierarchy prepared by Purcell (document ref: OTH-PUR-EE-XX-PRO-A-0007) should be undertaken. A report on the watching brief shall be submitted to and approved in writing by the City Council as local planning authority prior to completion of the development hereby approved. The approved report shall be deposited with the Greater Manchester Historic Environment Record, within three months of the approval of the report.	The details listed below are to enable the partial discharge of condition 4 to enable works to progress: • Application form • Cover letter • Albert Memorial Watching Brief
5a) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the following works shall be submitted to and formally agreed in writing with Manchester City Council as Local Planning Authority ahead of works commencing in respect of that element as per the hereby approved Control Procedure Hierarchy prepared by Purcell (document ref: OTH-PUR-EE-XX-PRO-A-0007) The works shall be carried out only as agreed in accordance with the approved procedure and final confirmation of the proposal for each item shall be submitted to and agreed in writing by the Local Planning Authority in accordance with the approved procedure: a) The scaffolding design and installation. The works shall then be carried out in	The details listed below are to enable the partial discharge of condition 5a to enable works to progress: • Application form • Cover letter • OTH-BEI-EE-ES-DWG-X-0207-C01-A • OTH-BEI-EE-ES-DWG-X-0208-C01-A • OTH-BEI-EE-ES-DWG-X-0209-C01-A • OTH-BEI-EE-ES-DWG-X-0210-C01-A • OTH-BEI-EE-ES-DWG-X-0211-C01-A • OTH-BEI-EE-ES-DWG-X-0212-C01-A • OTH-BEI-EE-ES-DWG-X-0213-C01-A • OTH-BEI-EE-ES-DWG-X-0214-C01-A • OTH-BEI-EE-ES-DWG-X-0215-C01-A • OTH-BEI-EE-ES-DWG-X-0216-C01-A • OTH-BEI-EE-ES-DWG-X-0217-C01-A • OTH-BEI-EE-ES-TSB-X-0217-P01 Technical Submittal

accordance with the approved details.	
6) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: (a) A programme for the issue of the following samples and specifications: i) Sample mock-ups of the proposed lighting elements for the refurbished original lighting to allow assessment of lighting aesthetics including brightness, direction and warmth. ii) Samples mock-ups of the new XU3 and XS1 light fittings on the plans. iii) The iron to be used in the construction of the replacement railings. The programme shall include timings for the submission of the above samples and specifications (i) to (iii) and a strategy for quality control management. (b) All samples and specifications requested in part (a) shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed for part (a) of this condition.	The details listed below are to enable the partial discharge of condition 6 to enable works to progress: • Application form • Cover letter • Albert Memorial - Sample Preparation Tracker

The OTH Project is progressing and work to the Grade I Listed Albert Memorial, on Albert Square, are now also commencing.

BDP have prepared a preliminary roost assessment which concludes the low suitability to support dwelling bats, in regard to condition 3.

A watching brief has been prepared by the Centre for Applied Archaeology, University of Salford, in regard to condition 4.

The scaffold design and method statement have been provided in regard to condition 5a.

It has been discussed with the LPA that due to the nature of the works to the Albert Memorial, all samples cannot be confirmed and provided until appropriate investigation and validation works are undertaken. Therefore, an iterative approach to providing samples is necessary. As such,

The submitted sample preparation tracker sets out a programme for the submission of various samples required for specific works to the Albert Memorial.

Subject to the partial discharge of part a of condition 5, initial validation surveys can commence to inform the completion of design information, which will be provided to the LPA – through this specific condition and others as relevant - to allow full discharge of condition 5.

We request the Local Planning Authority's express written consent that the enclosed information is sufficient to allow the partial, or full, discharge of the conditions outlined above in respect to the particular works identified in the submitted supporting documents.

For the avoidance of doubt, the proposals are subject to separate listed building consent ref. 128778/LO/2020. Separate condition discharge applications will be sought for the relevant conditions attached to the listed building consent.

This application requires a fee of £116, which will be paid upon submission.

If you require any further details, please do not hesitate to contact me directly (0161 234 4529 / christopher.smith@manchester.gov.uk).

Yours Sincerely,

Christopher Smith
For Manchester City Council