

25 January 2021

Delivered via email

Ms Emily Booth
PO Box 463
Town Hall Extension
Manchester
M60 3NY

Ref: VITM3007

Dear Emily

MANCHESTER CIVIC QUARTER HEAT NETWORK

FULL PLANNING APPLICATION AND APPLICATION FOR LISTED BUILDING CONSENT FOR INSTALLATION OF ADDITIONAL 'SECTION' TO CIVIC QUARTER HEAT NETWORK AT PETER STREET AND CENTRAL LIBRARY, MANCHESTER

On behalf of our client, Vital Energi (which has been commissioned by Manchester City Council to deliver the Civic Quarter Heat Network), I am pleased to enclose a full planning application and application for listed building consent for installation of an additional section of the Manchester Civic Quarter Heat Network ('MCQHN').

The application has been submitted via email and comprises electronic copies of the following documents:

- Completed application forms
- This covering letter
- Planning Site Location Plan (drawing ref. 50467-VE-SW-00-DR-A-XX04-P3), prepared by Vital Energi
- LBC Site Location Plan (drawing ref. 50467-VE-CL-00-SI-M-XX01-P1), prepared by Vital Energi
- Manchester Town Hall Extension & Central Library HV Private Wire Connection (drawing ref. 50467-VE-TE-ZZ-DR-E-6101-P4).
- District Heating West & East Leg DH Route (drawing ref. 50467-VE-SW-BG-DR-5624-AB)
- Design and Access Statement (including Method Statement) (document ref. 50467-VE-TE-XX-RP-Z-5601-P5), prepared by Vital Energi
- Heritage Statement (dated January 2021), prepared by Turley Heritage

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

- MCQHN Lower Moseley Street Energy Network Extension, Final Construction Management Plan (document ref. 50467-VE-OC-XX-RP-Z-SE01 Issue No. P1) and the following appendices:
 - 15.1 Energy Network Programme
 - 15.2 Site Compound Layout
 - 15.3 Dilapidation Survey
 - 15.4 Energy Network Route Plan
 - 15.5 Waste Management Plan
 - 15.6 Swept Path Analysis
 - 15.7 EXCALON Risk Assessment / Method Statement
 - 15.8 Roads and Street Works Re-instatement Standards
 - 15.9 Environmental Policy
 - 15.10 VITAL Energi Customer Satisfaction & Complaints Procedure
 - 15.11 Arboricultural Method Statement
 - 15.12 Archeological Written Scheme of Investigation
 - 15.13 Traffic Management Plans

The requisite application fee of £234 will be paid over the telephone.

Background

The Manchester Civic Quarter Heat Network (MCQHN) is part of the Greater Manchester Heat Network Programme, and has been designed to facilitate the efficient, cost-effective development of heat networks across the ten authorities of Greater Manchester, to support carbon and energy policy commitments both locally and nationally.

Full planning permission (LPA ref. 118869/VO/2018; “the Original Permission”) was approved on 14 March 2018 for the following development:

(i) construct and operate a combined heat and power (CHP) Energy Centre (with a total thermal capacity of approximately 27MW, fuelled by natural gas) together with externally located ancillary infrastructure including HV switch-room; gas-meter room; thermal stores; mezzanine gantry; access ladders and staircases, dry air coolers, supply / extraction fans and ductwork and security fencing (“The Energy Centre”) and (ii) install a network of underground insulated heating pipes, electrical cabling, communications ducting beneath sections of the following adopted highways (“The Civic Quarter Heat Network”).

All pre-commencement conditions attached to the Original Permission have subsequently been discharged, both in relation to the Energy Centre (LPA ref. CDN/19/0648) and the Heat Network (LPA ref. CDN/19/0478).

In addition to the Original Permission, Listed Building Consents for internal alterations to a number of buildings to be connected to the MCQHN have also been approved, including the Midland Hotel (LPA ref. 118870/LO/2018); Central Library (LPA ref. 11871/LO/2018); City Art Gallery (LPA ref. 118872/LO/2018); Town Hall (LPA ref. 126802/LO/2020); Town Hall Extension (LPA ref. 118873/LO/2018); and Manchester Central (LPA ref. 118874/LO/2018, 125979/LO/2020 and 127191/LO/2020).

In June 2020 MCC granted planning permission for minor material amendments to the design of the approved CHP Energy Centre (pursuant to Section 73 of the Town and Country Planning Act 1990) (LPA ref. 126436/JO/2020; “the Revised Permission”).

Further to the above, full planning permission for the installation of underground insulated heating pipes, electrical cabling and communications ducting beneath sections of the adopted highways of Albert Square and Princess Street as part of the Civic Quarter Heat Network was approved on 21 August 2019 (LPA ref. 124260/VO/2019; “the

Albert Square Leg"). This allows for the future connection of Manchester Town Hall. All pre-commencement conditions attached to the Albert Square Leg have also been discharged (LPA ref. CDN/19/0896).

A separate full planning permission for the installation of underground insulated heating pipes, electrical cabling and communications ducting beneath sections of the adopted highways of Lower Mosely Street and Bale Street was approved in July 2020 (LPA ref. 127392/FO/2020). This application approved an alternative cable route and comprises part of the wider MCQHN development.

Proposed Development

The proposed development will allow the Grade II* Listed Central Library to be connected to the HV network via existing Electricity North West ductwork within Peter Street and St Peter's Square. It will replace the previously approved connection via Mount Street (as previously approved as part of planning application 118869/VO/2018, the implementation of which is not technically feasible).

The proposed development will require the excavation of a 54m² section of the public realm adjacent to Central Library to facilitate the installation of a 3m connection from the existing ENW ductwork into building plant room – this is the area of land to which this planning application relates.

The proposals involve the creation of two openings at basement level from Peter Street into the Grade II* Listed Central Library. The existing area has been excavated and two openings in the masonry wall are proposed below ground, approximately 2x200m in size. Internally, the new openings would lead to a re-aligned route with ladder rack.

The proposed ladder rack involves less pipework than the previously approved consent but will follow the original route. As per the approved consent, the ladder rack and pipework will be contained within a suspended support system fixed to the ceiling by drop rods. The drop rods will be attached with proprietary fixings and will be installed using mobile mechanical access and handling equipment with "wedge anchor" fixings.

Environmental Impact Assessment

As you are aware, the MCQHN was subject to an Environmental Impact Assessment, conducted in line with the requirements of the Environmental Impact Assessment Regulations 2017 and comprising the following documents which are to be read in combination:

- Environmental Statement ("ES"), dated January 2018; approved under the Original Permission
- Environmental Statement Addendum 1, dated July 2019; approved under the Albert Square Leg
- Environmental Statement Addendum 2, dated February 2020; approved under the Revised Permission

The proposed additional section as described above has been assessed by Turley and the wider environmental consultant team. It has been concluded that the installation of the pipework and associated electrical infrastructure (which will be a temporary process and which will replace the need to construct a previously consented section of the network nearby) would not affect the conclusions presented within the Environmental Statement to date (as to whether impacts would or would not be significant), nor will the works give rise to likely significant effects not previously considered. In the circumstances it is concluded that further updates to the Environmental Statement are not required.

Heritage Assessment

The Heritage Statement which accompanies this application provides a proportionate assessment of the proposed works in the context of the above planning policy and legislative context. The proposed works are minor in nature and extent and represent a minimal change to the existing consented scheme. The works are largely confined to the lower basement of the building and this part of the building is of less significance, and the works do not conflict

with any features of interest to this space. Overall, it is considered that the proposed works will not affect the significance of the listed building.

For these reasons the proposed works fully addresses s.16 of The Planning (Listed Building and Conservation Areas) Act 1990. The proposed works are also consistent with the provisions of the National Planning Policy Framework. In particular, paragraph 192 which requires that local planning authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets. The assessment describes the significance of the heritage assets affected. The proposal sustains the significance of the heritage assets affected as required by paragraph 193.

The works to the listed building are also considered to be in accordance with the saved policies of the Manchester Unitary Development Plan (1995) and Manchester Core Strategy (2012).

Summary

The proposed development is required to facilitate the delivery of the Manchester Civic Quarter Heat Network. Its provision is entirely consistent with international, national, sub-regional and local planning policies relating to carbon reduction and climate change.

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the proposed extension to the heat network. However should you require any further information, please do contact me or my colleague Jack Haw (jack.haw@turley.co.uk).

Yours sincerely



Thomas Lord
Planner

thomas.lord@turley.co.uk

cc Rob Greenwood – Vital Energi