

10 November 2020

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F.A.O Emily Booth

Manchester City Council
Planning and Development
PO Box 532
Town Hall
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M60 2LA

Dear Emily,

**Our Town Hall Project –Manchester Town Hall building
Application for Discharge of Condition - Listed Building Consent 125553/LO/2019**

Please find enclosed an application for the partial discharge of Condition 11n attached to Listed Building Consent 125553/LO/2019, relating to the removal of a staircase at lower ground floor within the Manchester Town Hall. The Applicant is Manchester City Council.

For clarity, the description of development for Listed Building Consent 125553/LO/2019 is as follows:

“LISTED BUILDING CONSENT External and internal restoration, refurbishment and alteration works to the Grade I Listed Town Hall building, together with installation of new building lighting.”

Table 1 below confirms the documents submitted in support of this application for the partial discharge of Condition 11n relating to the justification for the proposed removal of a staircase at the lower ground level of the Town Hall, attached to Listed Building Consent 125553/LO/2019.

Table 1: Condition 11n Submission Documents

Condition Wording	Submission Document(s)
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 as per the hereby approved Control Procedure Hierarchy prepared by Purcell (document ref: OTH-PUR-TH-ZZ-PRO-A-0005). The works shall be carried out only as agreed in accordance with the approved procedure and final	• OTH-MVC-TH-LG-TSB-X-0005 Technical Submission – Zone P5 • OTH-PUR-TH-LG-DWG-A-0190 • OTH-PUR-TH-LG-DWG-A-0570 <i>For further information see approved documents:</i> • ‘Circulation and Security: Heritage Impact Assessment’ OTH-PUR-XX-XX-RPT-A-0069; • ‘Heritage Impact Assessment’ OTH-PUR-XX-XX-RPT-A-0103; and,

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Condition Wording	Submission Document(s)
confirmation of the proposal for each heritage item shall be submitted to and agreed in writing by the Local Planning Authority in accordance with the approved procedure 11n.) Full detailed justification for the removal of any staircase including smaller staircases on upper levels.	• 'Design and Access Statement' OTH-PUR-XX-XX-RPT-A-0100.

The justification for the removal of the staircase on the lower ground floor is as follows:

The proposals are consistent with the plans approved under Listed Building Consent 125553/LO/2019. All details submitted within this condition discharge application has been agreed with Manchester City Council Conservation Officer ahead of submission.

The staircase in Zone P5 in LG-L04 is proposed for removal for the installation of a lift core (see plans and technical submittal set out in Table 1). The justification and assessment of the resulting harm to significance has been established as part of the wider fire and access strategy for when the building is brought back into operation.

The works are being progressed on a floor by floor basis, therefore this condition discharge application only relates to the Lower Ground Floor level (LG) of the Manchester Town Hall building.

The level of impact and justification cannot be isolated from the wider gains and public benefits of the whole project which are demonstrated throughout the Heritage Impact Assessment (OTH-PUR-XX-XX-RPT-A-0103) particularly pages 99-108 regarding vertical circulation, pages 149-151 regarding compliance with planning policy and throughout the Design and Access statement (OTH-PUR-XX-XX-RPT-A-0100).

There is a general ambition in the project to reuse materials elsewhere where possible. Therefore, it is proposed to reuse some of the slabs and the balustrade uprights for alterations to staircases further up the Princess Street core staircase within the building.

The principal drivers for the circulation proposals can be summarised as:

- To provide safe egress in the event of a fire;
- The provision of goods lift access to support the long-term use of historic events spaces such as the Great Hall;
- The provision of inclusive access within a key public and civic building;
- To provide necessary access to emergency services in case of a fire; and,
- To facilitate the sustainable use of the building by meeting necessary requirements for separation between 'front of house' and 'back of house' areas.

Further technical submittals will follow as the works progress around the different zones across the building to cover off works to other existing staircases across the building.

Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Application Form for the discharge of condition; and,
- Documents listed in Table 1.

There is no application fee for the discharge of conditions attached to a Listed Building Consent application. The Planning Portal Reference number for this application is PP-09104370.

We request the Local Planning Authority's express written consent that the enclosed information is sufficient to allow the partial discharge of the condition outlined above, to allow works to commence on site.

If you require any further details, please do not hesitate to contact my colleague Hannah Shine (hshine@deloitte.co.uk / 0161 455 8014).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J Cooper', is positioned above the printed name.

John Cooper
For and on behalf of Deloitte LLP