

10 November 2020

F.A.O Emily Booth

Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
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 Conditions 7(a), 8(a) and 11(q) attached to Listed Building Consent 125553/LO/2019, relating to works associated with alterations to building fabric on the Lower Ground Floor of the Town Hall building, including the removal of the Princess Street core staircase and the creation of new openings within the listed fabric to form new rooms. 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 Conditions 7(a), 8(a) and 11(q).

Table 1: Conditions 7 (a), 8(a), and 11(q) Submission Documents

Condition Wording	Submission Document(s)
<u>7a.) Method statements of all alterations and demolitions</u> Notwithstanding the information detailed within Condition 2 of this application, method statements for all alterations to and demolitions of and/or affecting original or historic fabric and features including, but not limited to the kitchen bridge link and new circulation areas shall be submitted to	This condition has already been partially discharged under application ref: CDN/20/0362 to allow for the demolition of the kitchen bridge link only on 25 th September 2020. The details listed below are to enable the further partial discharge of condition 7a to enable structural works to Zone P5 and Zone P1a of the Lower Ground floor of the Town Hall building to progress.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

Condition Wording	Submission Document(s)
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-PURTH-ZZ-PRO-A-0005). The works shall be carried out only as agreed in accordance with the approved procedure and final 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. All alteration and demolition works shall be carried out only in accordance with the approved method statements.	• OTH-MVC-TH-LG-TSB-X-0005 Technical Submission – Zone P5 • OTH-MVC-TH-LG-TSB-X-0001 Technical Submission – Zone P1a
<u>Condition 8a.) Structural works</u> Notwithstanding the information detailed within Condition 2 of this application, the final detailed design of all structural elements including the works to the kitchen bridge link, the new circulation cores, the potential works associated with the partial removal of the roof and all other significant structural and/or civils works including, but not limited to the creation of new openings 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). 8a.) The works shall be carried out only as agreed in accordance with the approved procedure and final 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.	This condition has already been partially discharged under application ref: CDN/20/0363 to allow for the demolition of the kitchen bridge link only on 25th September 2020. The details listed below are to enable the further partial discharge of condition 8a to enable structural works to Zone P5 and Zone P1a of the Lower Ground floor of the Town Hall building to progress. • OTH-MVC-TH-LG-TSB-X-0005 Technical Submission – Zone P5 • OTH-RAM-TH-LG-SCH-S-9002 RC Details Lower Ground Floor Internal Trenches Sht 2 BBS RIBA 5 C02 • OTH-RAM-TH-LG-SCH-S-9003 RC Details Lower Ground Floor Internal Trenches Sht 3 BBS RIBA 5 C02 • OTH-RAM-TH-LG-DWG-S-1100 Lower Ground Floor South West RIBA 5 C03 • OTH-RAM-TH-LG-DWG-S-1101 Lower Ground Floor North RIBA 5 C03 • OTH-RAM-TH-LG-DWG-S-1103 Ramboll LG-Lower Ground Structural Lower Ground Floor East RIBA 5 C03 • OTH-RAM-TH-LG-DWG-S-4050 Level LG Lloyd St Entrance RIBA 5 C03 • OTH-RAM-TH-LG-DWG-S-4710 Lower Ground Floor Trenches - GA RIBA 5 C04

Condition Wording	Submission Document(s)
	• OTH-RAM-TH-LG-DWG-S-4711 Ramboll LG-Lower Ground Structural Lower Ground Floor Trench Details - Sheet 1 RIBA 5 C03 • OTH-RAM-TH-LG-DWG-S-4714 Lower Ground Floor Trench Details - Sheet 3 RIBA 5 C02 • OTH-RAM-TH-LG-DWG-S-9020 RC Details ENWL Trench RIBA 5 C02 • OTH-RAM-TH-LG-DWG-S-9021 RC Details Lower Ground Floor Plinths RIBA 5 C02 • OTH-RAM-TH-LG-SCH-S-9020 RC Details ENWL Trench BBS RIBA 5 C02 • OTH-RAM-TH-ZZ-DWG-S-4010 Level LG-GF Princess St RIBA 5 C03 • OTH-RAM-TH-LG-DWG-S-4715 ENWL Trench Details RIBA 5 C02 • OTH-RAM-TH-LG-DWG-S-9001 RC Details Lower Ground Floor Internal Trenches Sht 1 • OTH-RAM-TH-LG-SCH-S-9001 RC Details Lower Ground Floor Internal Trenches Sht 1 • OTH-RAM-TH-LG-DWG-S-1102 Lower Ground Floor Central • OTH-RAM-TH-LG-DWG-S-4072 Albert St Entrance Spreader Beam • OTH-RAM-TH-LG-DWG-S-4090 Level LG - Great Hall • OTH-RAM-TH-LG-DWG-S-4700 Lower Ground Floor Service Support Steelwork • OTH-RAM-TH-LG-DWG-S-1000 Level LG General Arrangement • OTH-RAM-TH-LG-DWG-S-4712 Lower Ground Floor Trench Details - Sheet 2 • OTH-RAM-TH-LG-DWG-S-9000 Details Lower Ground Floor External Trenches • OTH-RAM-TH-LG-DWG-S-9004 RC Details Lower Ground Floor Internal Trenches Sht 4 • OTH-RAM-TH-LG-DWG-S-9005 RC Details Lower Ground Floor Internal Trenches • OTH-RAM-TH-LG-DWG-S-9006 Details Lower Ground Floor Internal Trenches Sht 6 • OTH-RAM-TH-LG-DWG-S-9007 RC Details Lower Ground Floor Internal Trenches Sht 7 • OTH-RAM-TH-LG-DWG-S-9008 Details Lower Ground Floor Internal Trenches Sht 8 • OTH-RAM-TH-LG-DWG-S-9009 RC Details Lower Ground Floor Internal Trenches Sht 9 • OTH-RAM-TH-LG-DWG-S-9015 Ground Structural RC Details Lloyd St Spreader Beam

Condition Wording	Submission Document(s)
	• OTH-RAM-TH-LG-DWG-S-9016 RC Details Albert Sq Spreader Beam • OTH-RAM-TH-LG-SCH-S-9000 RC Details Lower Ground Floor External Trenches • OTH-RAM-TH-LG-SCH-S-9004 RC Details Lower Ground Floor Internal Trenches Sht 4 • OTH-RAM-TH-LG-SCH-S-9005 RC Details Lower Ground Floor Internal Trenches Sht 5 • OTH-RAM-TH-LG-SCH-S-9006 RC Details Lower Ground Floor Internal Trenches Sht 6 • OTH-RAM-TH-LG-SCH-S-9007 RC Details Lower Ground Floor Internal Trenches Sht 7 • OTH-RAM-TH-LG-SCH-S-9008 RC Details Lower Ground Floor Internal Trenches Sht 8 • OTH-RAM-TH-LG-SCH-S-9009 RC Details Lower Ground Floor Internal Trenches Sht 9 • OTH-RAM-TH-LG-SCH-S-9013 RC Details Cooper St Lift Pit • OTH-RAM-TH-LG-SCH-S-9015 Structural RC Details Lloyd St Spreader Beam • OTH-RAM-TH-LG-SCH-S-9016 RC Details Albert Sq Spreader Beam • OTH-MVC-TH-LG-TSB-X-0001 Technical Submission – Zone P1a
<u>Condition 11q.) Details of new openings and alterations to listed fabric</u> 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 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.	The details set out below are in relation to the Lower Ground floor structural works only, including creation of new rooms within Zone P5 and Zone P1a, and creation of service route penetrations in the listed fabric across the Lower Ground Floor. Further details will be submitted for other floors across the building as these works are progressed. • OTH-MVC-TH-LG-TSB-X-0005 Technical Submission – Zone P5 • OTH-MVC-TH-LG-TSB-X-0001 Technical Submission – Zone P1a • OTH-PUR-TH-LG-SCH-A-2432 Lower Ground Floor Building Asset Schedule • OTH-RAM-TH-LG-SKE-S-0020 Lower Ground Floor Lintel Mark Up RIBA 4 T01 • OTH-RAM-TH-LG-SCH-S-1001 BWIC LGF STRUCTURAL SCHEDULE RIBA 5 C01 • OTH-PUR-TH-LG-DWG-A-0363 Alterations Plan LG South West

Condition Wording	Submission Document(s)
11q.) Full and final details of works associated with alterations to building fabric including creation of new openings along with full methodologies for making good historic fabric affected by such works.	• OTH-PUR-TH-LG-DWG-A-0364 Alterations Plan LG North • OTH-PUR-TH-LG-DWG-A-0365 Alterations Plan LG Central • OTH-PUR-TH-LG-DWG-A-0366 Alterations Plan LG East • OTH-PUR-TH-LG-SCH-A-0398 Alterations Demolitions Schedule - LG Floor • OTH-PUR-TH-LG-SCH-A-5812 BWICS Schedule LG Floor • OTH-PUR-TH-LG-DWG-A-2509 BWIC Setting Out Plans LG 01 South West • OTH-PUR-TH-LG-DWG-A-2510 BWIC Setting Out Plans LG 02 North • OTH-PUR-TH-LG-DWG-A-2511 BWIC Setting Out Plans LG 03 Central • OTH-PUR-TH-LG-DWG-A-2512 BWIC Setting Out Plans LG 04 East

The OTH Project is currently progressing Lower Ground Floor works within the building and this condition discharge application is to enable the creation of eight new rooms within the Lower Ground Floor. All of these rooms are located in Zone P5 and Zone P1a of the Lower Ground Floor as detailed in the submitted Technical Submittal which is submitted along with this condition discharge application. The rooms to be created are as follows:

- Creation of a substation;
- LG-012 Collection Management Workshop;
- LG-012a Plant Room;
- LG-013 Accessible WC-left;
- LG-014 Plant Area;
- LG-S05 Protected Cores Evacuation Staircase;
- LG-044– Store room;
- LG-L04 Princess Street Core Lift; and,
- LG-C01m Protected Cores Lift Lobby.

In order to facilitate the works, all heritage assets within Zone P5 and Zone P1a will be carefully removed and stored as shown on submitted plan ref: OTH-PUR-TH-LG-SCH-A-2432 Lower Ground Revision 01.

Further technical submittals will follow as the works progress around the different zones of the building.

The details submitted under this covering letter have all been reviewed and agreed with the Manchester City Council Conservation Officer ahead of this formal submission.

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 condition discharge 11(q) application is PP-09208014.

We request that the details submitted for the further partial discharge of condition 8(a) are added to condition discharge application ref: CDN/20/0363 and the details for condition 7(a) are added to condition discharge application ref: CDN/20/0362.

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 for these 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