

1 June 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

By Email

Dear Emily,

**Our Town Hall Project – Part Demolition of Existing Kitchen Link Bridge
Application for Discharge of Conditions – Planning Permission Ref. 125552/VO/2019 and Listed
Building Consent Ref. 125553/LO/2019**

Please find enclosed an application for the partial discharge of conditions attached to Planning Permission Ref. 125552/VO/2019 and Listed Building Consent Ref. 125553/LO/2019 approved on 23 January 2020.

The Applicant is Manchester City Council.

For clarity, the description of development for Planning Permission Ref. 125552/VO/2019 is as follows:

"Restoration and refurbishment of Manchester Town Hall to facilitate its continued use as the primary civic building in Manchester, incorporating Council offices, civic spaces, Coroner's Courts and accommodation, state rooms and back-of-house support functions, together with ancillary functions, including events, visitor tours, cafe, visitor space and retail area (Sui Generis Use); works to include: revised entrance arrangements including new slopes to Albert Square and Cooper Street entrances; upgrade of catering facilities; roof works; new services, plant and equipment; installation of new building lighting; and associated works."

For clarity, the description of development for Listed Building Consent Ref. 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.."

As per the approved scheme, elements of the existing kitchen bridge link at the Town Hall (between the Great Hall and main circulation area to Level 01) are to be removed and the proposals will involve the insertion of a new contextual design flanking the footbridge, which will be of a smaller footprint than the existing arrangement and will reveal more of the original courtyard elevations.

A series of design principles for these works were set out within the approved Design and Access Statement, and include:

- The substantial removal of detrimental 20th Century extensions to the footbridge including modern lift and detrimental services.
- Retention, modification and re-use of some of the existing 1960s structural elements, including beams and floors.
- The retention of remaining historic fabric to the link bridge and revealing this as part of the interior design.

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- Insertion of new contextual façade and building envelope to both sides of the bridge on the reduced footprint formed principally of articulated terracotta cladding of contextual design.
- Fitting out the space to form male and one female WCs facilities accessed from the great hall along the route of the original bridge.
- Restoring former linking bridge to a circulation route as per the original intended design, including removal of existing modern door to main area corridor and exposure of historic materials and layout.
- Original arches to be articulated with recessed infill, with the exception of openings/doors which will be of contextual design.

In addition, a series of drawings by Purcell (architect) illustrating the design of the link bridge were approved and listed under Condition 2 attached to the Planning Permission and Listed Building Consent, including:

- OTH-PUR-EX-ZZ-DWG-A-0397.
- OTH-PUR-EX-RF-DWG-A-4288.
- OTH-PUR-EX-ZZ-DWG-A-4289.
- OTH-PUR-EX-ZZ-DWG-A-4290.
- OTH-PUR-EX-ZZ-DWG-A-4292.
- OTH-PUR-EX-ZZ-DWG-A-4293.
- OTH-PUR-TH-01-A-DWG-4287.
- OTH-PUR-TH-01- DWG-A-4286.
- OTH-PUR-TH-ZZ-A-DWG-4291.
- OTH-PUR-TH-ZZ-A-DWG-4294.

Notwithstanding the detailed information submitted and approved with the applications, the Local Planning Authority attached a number of conditions to both the Planning Permission and listed Building Consent requiring the submission and approval of final details regarding the link bridge proposals.

In addition, there are also a number of general conditions requiring submission and approval of templates and processes for carrying out of works and quality control, which must be addressed in part prior to works commencing on the link bridge and also form part of this submission package.

At this stage, the project team is seeking a partial discharge of the relevant conditions in order to enable the demolition of elements of the link bridge in line with the Planning Permission and Listed Building Consent, as well as a further structural investigation on completion of the demolition works, which will be used to finalise the design of this element of the scheme.

Following completion of this activity, it is proposed that a further discharge of condition submission will be made in respect of the final design, including structural details, for the revised link bridge.

Table 1 confirms the documents submitted in support of a series of applications for the **partial discharge** of conditions, as discussed and agreed at a meeting with the Local Planning Authority on 17 April 2020.

For clarity, the project team has confirmed that there are no bats or nesting birds in the area of the kitchen link bridge that would be affected by the proposed demolition and structural investigation works and therefore no further information is submitted in respect of Conditions 5 (Bats) and 6 (Nesting Birds) attached Planning Permission Ref. 125552/VO/2019.

Table 1: Condition Number and Name, Submission Document(s) and Planning Portal Reference

Condition Number and Name	Submission Documents	Planning Portal Reference
Planning Permission 125552/VO/2019		
7 Soft Strip / Recording of Historic Fabric	N/a – partial discharge confirmed under CDN/20/0081, works will proceed in accordance with the approved information.	N/a.
13d Full and Final Details of the External Alterations to the Link Bridges	• Extract from Design and Access Statement by Purcell, showing principles for Kitchen Link Bridge • OTH-PUR-EX-ZZ-DWG-A-0397 - Rev 1 – Alterations to former Kitchen Link Bridge • Former Kitchen Link Bridge Outline Structural Investigation prepared by Ramboll • Kitchen Link Intrusive Investigation Mark-up dated 7 April 2020 prepared by Ramboll • OTH-RAM-TH-XX-RPT-S-0006 – Rev A – Link Bridge Extension Narrative on Ramboll Sketches dated 6 November 2019 prepared by Ramboll • In accordance with the Main Building Works Control Procedure OTH-PUR-TH-ZZ-PRO-A-0006 dated October 2019 and prepared by Purcell, a detailed method statement for the demolition works will be produced by the works contractor and agreed on site with MCC Conservation Officer in advance of works commencing. It is currently anticipated that this will happen in late early July 2020; once agreed with MCC Conservation Officer, the document will be submitted to the local planning authority in respect of this condition. The method statement will follow the principles set out in OTH-LLC-XX-XX-RPT-W-0005 Rev 10 LBC Method Statement: Management of Construction Works dated 27 December 2019 prepared by Lendlease.	PP-08745550
Listed Building Consent 125553/LO/2019		
3 Soft Strip / Recording of Historic Fabric	N/a – partial discharge confirmed under CDN/20/0082, works will proceed in accordance with the approved information.	N/a.
4 Support and Protection of Listed Fabric in Areas Affected by Works	• In accordance with the Main Building Works Control Procedure OTH-PUR-TH-ZZ-PRO-A-0006 dated October 2019 and prepared by Purcell, a detailed method statement for the demolition works, including the support and	PP-08745590

Condition Number and Name	Submission Documents	Planning Portal Reference
	protection of listed fabric, will be produced by the works contractor and agreed on site with MCC Conservation Officer in advance of works commencing. It is currently anticipated that this will happen in late early July 2020; once agreed with MCC Conservation Officer, the document will be submitted to the local planning authority in respect of this condition. The method statement will follow the principles set out in OTH-LLC-XX-XX-RPT-W-0005 Rev 10 LBC Method Statement: Management of Construction Works dated 27 December 2019 prepared by Lendlease. • An indicative programme for the demolition activity associated with the former Kitchen Link Bridge and subsequent structural investigation is enclosed with this submission (TO FOLLOW).	
6n Full and Final Details of Specified Works - Detailed Investigation and Proposals to Repair, Restore or Alter the Bridge Links	• As above for Condition 13d attached to Planning Permission Ref. 125552/VO/2019. • An indicative programme for the demolition activity associated with the former Kitchen Link Bridge and subsequent structural investigation is enclosed with this submission (TO FOLLOW).	PP-08745626
7a Method Statement for Works (Link Bridge) 7b Template for production of Method Statements	• As agreed with the Local Planning Authority at a meeting on 21 May 2020, a template method statement will not be agreed as required by this condition as the varying nature of works to be carried out as part of the scheme means that method statements need to be bespoke and signed-off on site with MCC Conservation Officer and the Local Planning Authority in advance of works commencing in accordance with the Main Building Works Control Procedure OTH-PUR-TH-ZZ-PRO-A-0006 dated October 2019 and prepared by Purcell. As noted above for Condition 4, a specific method statement will be prepared by the works contractor and agreed, targeting early July 2020. • Full discharge of Condition 7b is sought on the basis of the statement above and confirmation that specific method statements will be prepared in accordance with OTH-LLC-XX-XX-RPT-W-0005 Rev 10 LBC Method Statement: Management of Construction Works dated 27	PP-08745711

Condition Number and Name	Submission Documents	Planning Portal Reference
	December 2019 prepared by Lendlease.	
8a Details Design of Structural Elements (Link Bridge) 8b Programme for Issue of Information for each element (Link Bridge)	- For 8a, as above for Condition 13d attached to Planning Permission Ref. 125552/VO/2019. - For 8b, an indicative programme for the demolition activity associated with the former Kitchen Link Bridge and subsequent structural investigation is enclosed with this submission (TO FOLLOW).	PP-08745750
10 Quality Control Statement	- In accordance with the Main Building Works Control Procedure OTH-PUR-TH-ZZ-PRO-A-0006 dated October 2019 and prepared by Purcell, a Quality Control Statement for the works to the former Kitchen Link Bridge (excluding demolition) will be produced by the works contractor and agreed on site with MCC Conservation Officer in advance of the proposed works commencing. This is likely to be prepared following completion of the demolition activity and structural investigation. Once agreed with MCC Conservation Officer, the document will be submitted to the local planning authority. - As agreed with the local planning authority at a meeting on 21 May 2020, there is a process in place to ensure quality assurance in the completion of works on the scheme that will be achieved through Sablono software. This submission includes a summary of the software and the check-points for sign-off by relevant stakeholders including MCC Conservation Officer and the local planning authority (TO FOLLOW).	PP-08745780
11f Full and Final Details of Works (including design, specifications and methodology for repair of the Link Bridge)	As above for Condition 13d attached to Planning Permission Ref. 125552/VO/2019.	PP-08745801
13a Programme for Samples and Specifications of all Materials to be used on External and Internal Areas	N/a – condition discharge application submitted on 22 May 2020 and validated with ref. CDN/20/0338.	N/a

Submission Package

As agreed with the local planning authority, a separate application has been submitted through the Planning Portal for each condition, which comprises of the application form and the documents listed in Table 1.

The application fee for Condition 13d attached to Planning Permission Ref. 125552/VO/2019 will be paid by internal transfer.

There is no application fee for the discharge of conditions attached to a Listed Building Consent.

We request the Local Planning Authority's express written consent that the enclosed information is sufficient to allow the partial discharge of the conditions outlined above.

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

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'L Feekins', with a stylized flourish at the end.

Laura Feekins
For Deloitte LLP