

24 April 2020

Delivered via Planning Portal

Emily Booth
Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester
M2 5DB

Dear Emily,

MANCHESTER TOWN HALL | FULL PLANNING APPLICATION AND APPLICATION FOR LISTED BUILDING CONSENT FOR CONNECTION WORKS TO THE MANCHESTER CIVIC QUARTER HEAT NETWORK

Further to our pre-application discussions with Paul Mason in July 2019, I am pleased to enclose, on behalf of Manchester City Council (MCC) and Vital Energi, a full planning application and application for listed building consent for works to the grade I listed Manchester Town Hall associated with the Manchester Civic Quarter Heat Network (MCQHN).

The MCQHN comprises:

- An energy centre housing a combined heat and power (CHP) unit and hot water boilers with a total thermal capacity of approximately 27MW fuelled by natural gas, along with dispersion flues. The dispersion flues would have a height of 38.7 metres (AOD). They would be encased in a shell-lace structure which will both provide a structural support and an architectural wrap. The structure will be known as the "Tower of Light". Ancillary plant and equipment is also proposed, some of which would be sited externally.
- A network of insulated heating pipework, electrical cabling and communications ducting to be placed in trenches, mainly within the public highway.

Planning permission and listed building consent has already been granted for connections into the Town Hall Extension; Central Library; Midland Hotel; Manchester Central; the Bridgewater Hall; Heron House; Manchester Art Gallery; and Number One St Peter's Square.

The changeover from local boilers to the district heating network at Manchester Town Hall will require a new heat substation to be installed within the basement plant room.

The works have been discussed and agreed with the Our Town Hall Project which recently approved listed building consent (ref: 125553/LO/2019) for wider works to Manchester Town Hall.

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

PROPOSED WORKS

The Proposed Works involve connecting the Grade I Listed Manchester Town Hall into the MCQHN with heating and high voltage power connections. All the Proposed Works are confined to the basement level of the listed building. This includes the following work:

Heating Connection – Albert Square:

- New Heating pipework and a communications duct will be extended from the existing buried heating mains within Albert Square, through the external moat wall and through an existing window at basement level, to the existing plate heat exchanger plantroom.

High Voltage Power Connection – Princess Street:

- High voltage and communication cabling will be installed to serve new Ring Main Units (RMU). The works for the HV cabling will be undertaken from the existing ducting within Princess Street and will be extended from the footpath, through a former window opening (currently infilled with modern blockwork), into the existing RMU room.

APPLICATION DRAWINGS AND FEE

The full planning application and application for listed building consent have been submitted via the Planning Portal (ref: PP-08652409). The requisite planning application fee of £462.00 has been paid via Planning Portal. A full schedule of all documents and plans accompanying the application(s) are set out below.

Schedule of Application Documents

Application Document		
1	Application Forms and Certificate of Ownership	
2.	Design and Access Statement (including Method Statement and Schedule of Works); prepared by Vital Energi	
3.	Heritage Statement; prepared by Turley Heritage	
4.	Planning Application Drawing Package (prepared by Vital Energi):	
	Site Location Plan	50467-VE-TH-00-SI-M-XX01 P1
	Existing Basement Level (Albert Square)	50467-VE-TH-B1-DR-M-5602 P1
	Existing Basement Level (Princess Street)	50467-VE-TH-B1-DR-M-5603 P1
	Proposed Basement Level (Albert Square)	50467-VE-TH-B1-DR-M-5604 P1
	Proposed Basement Level (Princess Street)	50467-VE-TH-B1-DR-M-5605 P1
	Existing and Proposed Elevations and Sections (Albert Square)	50467-VE-TH-B1-DR-M-5606 P1
	Existing and Proposed Elevations and Sections (Princess Street)	50467-VE-TH-B1-DR-M-5607 P1

No ceiling plans have been submitted with these application(s) as no works are proposed to the ceiling of the Town Hall. All works to the ceiling have been approved as part of the recently approved listed building consent (ref: 125553/LO/2019) for the Our Town Hall Project.

PLANNING APPRAISAL

Planning Policy and Legislation Context

The relevant planning policy and guidance is contained in:

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The National Planning Policy Framework (2019)
- Manchester Core Strategy (2012)
- Manchester Unitary Development Plan (UDP) Saved Policies (1995)

The Heritage Statement which accompanies this application provides a proportionate assessment of the significance of the Grade I Listed Manchester Town Hall and impact assessment in the context of the above planning policy and legislative context. Overall, it is considered that the Proposed Works involve minimal alteration and removal of historic fabric and will sustain the significance of the listed building, connecting it into the wider heat network.

For these reasons the proposed works fully addresses s.16 and s.66 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).

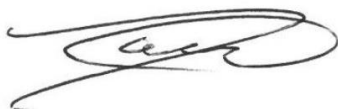
CONCLUSION

Having regard to the above considerations, we consider that the proposed works are minor in nature and will sustain the significance of the Grade I Listed Manchester Town Hall. These works will be undertaken as set out within the accompanying Design and Access Statement and Method Statement.

I trust that you have everything you require to register and validate this application(s). However, should you require anything further, please do not hesitate to contact me.

Please call me should you have any questions, or wish to discuss matters further.

Yours sincerely



Jack Haw
Associate Director, Heritage

jack.haw@turley.co.uk