

13 March 2020

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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 - Asbestos

Application for Discharge of Conditions - Listed Building Consent 123036/LO/2019

Please find enclosed an application for the Discharge of Conditions 3, 4 and 7 attached to Listed Building Consent 123036/LO/2019 relating to the removal of asbestos in the Town Hall building. The Applicant is Manchester City Council.

For clarity, the description of development for Full Planning Permission 123036/LO/2019 is as follows:

'Listed building consent works to facilitate an Asbestos Survey.'

The table below confirms the documents submitted in support of this application for Discharge of Conditions.

Condition Wording	Partial or Full Discharge	Submission Document(s)
(3) All methodologies and locations of proposed works shall be formally agreed with the Manchester City Council as Local Planning Authority on site ahead of works commencing as per the hereby approved tiered approach proposed for the investigation works (document ref: Asbestos R&D Survey Methodologies/ Control Procedure - OTH-PUR-TH-ZZ-PRO-A-0004). The works shall be the minimum necessary to achieve the information required. The works shall be carried out only in accordance with the approved strategy.	Full	Methodologies and locations for the asbestos removal were all reviewed by the Conservation Officer at Manchester City Council on site ahead of the sampling taking place in accordance with the Control Procedure OTH-PUR-TH-ZZ-PRO-A-0004 document. The submission documents are as follows: • R&D Survey location plans; • Removal of Architrave in Room 520, prepared by Lendlease; • Asbestos Refurbishment Survey Report – Manchester Town Hall, prepared by Lucion Environmental Ltd; • Method Statement and Safety Plan of Work, prepared by Lucion Environmental Ltd; and, • Site Specific Survey Methodology, prepared by Lucion Environmental Ltd.

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Condition Wording	Partial or Full Discharge	Submission Document(s)
(4) Following formal agreement of all methodologies in accordance with the hereby approved Asbestos R&D Survey Methodologies/ Control Procedure - OTH-PUR-TH-ZZ-PRO-A-0004, all detailed and final method statements and specifications for all works and work areas, including the protection of areas and surfaces around each element of work, the sequence and phased approach to trials and inspection the approval process and final locations for all sample cleaning and repair and reinstatement of items such as the stonework and all other sample areas shall be submitted to and agreed in writing by the Local Planning authority for their records, within three months of the work being conducted. The method for each element of work shall be a clear and detailed method statement including photographs of each element/area, fully recorded before, during and after works. The detail of the reinstatement works shall include the timescale for the reinstatement of all items and an explanation of the methodology and reasons for the timescale/timescales proposed. All temporary works shall be reversible and cause no irreversible harm to the listed building. The reinstatement works shall be completed in accordance with the approved strategy and method statements. There shall be a very high level of supervision and heritage induction for all contractors and workers on site and absolute clarity and clear communication as to the nature, locations and extent of works and methodology for implementation and a quality control and assurance statement from the design team. The works shall be carried out only in accordance with the approved strategy and method statements. This condition cannot be discharged unless and until the City Council has approved in writing a final list of all investigation works carried out and a list of the clear and final method statements that have been agreed by the City Council as local planning authority before the completion of the works hereby approved	Partial	Methodologies and locations for the asbestos removal were all reviewed by the Conservation Officer at Manchester City Council on site ahead of the sampling taking place in accordance with the Control Procedure OTH-PUR-TH-ZZ-PRO-A-0004 document. However for clarity, the process followed is set out below: 1. Floor walk by sub-contractor (Lucion) identifying on a plan possible locations required for R&D survey. 2. Floor walk by Lendlease, Lucion and MCC Buildings Officer looking at the required areas and also identifying any areas of Heritage significance on the floor. 3. Either a Floor walk with the Conservation Officer was undertaken or photographs were shown of the significant areas during the weekly Heritage Surgery to gain permission for entry. 4. If permission was given by Paul to access these areas this was then documented on Multi-Vista (the agreed forum) and a proposed methodology of access was given by the sub-contractor. 5. This methodology was reviewed by Paul and if agreed to this method was then used to complete the works and documented on Multi-Vista. All methods proposed by the sub-contractor used the tiered below: • Has an area been removed before? • Can you get information from an endscope? • Is there a similar area in the building which has been accessed before? The submission documents are as follows: • R&D Survey location plans; • Removal of Architrave in Room 520, prepared by Lendlease; • Asbestos Refurbishment Survey Report – Manchester Town Hall, prepared by Lucion Environmental Ltd; • Method Statement and Safety Plan of Work, prepared by Lucion Environmental Ltd; and, • Site Specific Survey Methodology, prepared by Lucion Environmental Ltd.

Condition Wording	Partial or Full Discharge	Submission Document(s)
(7) Before any asbestos is removed from any part of the building, full details of the locations and method of removal and the reinstatement of the affected building fabric shall be formally agreed with the Manchester City Council as Local Planning Authority on site ahead of works commencing as per the hereby approved tiered approach proposed for the investigation works (document ref: Asbestos R&D Survey Methodologies/ Control Procedure - OTH-PUR-TH-ZZ-PRO-A-0004). All detailed and final method statements and specifications for all works shall be submitted to and agreed in writing by the Local Planning authority for their records, within three months of the work being conducted. The works shall be carried out fully and only in accordance with the approved details.	Partial	Methodologies and locations for the asbestos removal were all reviewed by the Conservation Officer at Manchester City Council on site ahead of the sampling taking place in accordance with the Control Procedure OTH-PUR-TH-ZZ-PRO-A-0004 document. However for clarity, the process followed is set out below: 1. Floor walk by sub-contractor (Lucion) identifying on a plan possible locations required for R&D survey. 2. Floor walk by Lendlease, Lucion and MCC Buildings Officer looking at the required areas and also identifying any areas of Heritage significance on the floor. 3. Either a Floor walk with the Conservation Officer was undertaken or photographs were shown of the significant areas during the weekly Heritage Surgery to gain permission for entry. 4. If permission was given by Paul to access these areas this was then documented on Multi-Vista (the agreed forum) and a proposed methodology of access was given by the sub-contractor. 5. This methodology was reviewed by Paul and if agreed to this method was then used to complete the works and documented on Multi-Vista. All methods proposed by the sub-contractor used the tiered below: • Has an area been removed before? • Can you get information from an endscope? • Is there a similar area in the building which has been accessed before? The submission documents are as follows: • R&D Survey location plans; • Removal of Architrave in Room 520, prepared by Lendlease; • Asbestos Refurbishment Survey Report – Manchester Town Hall, prepared by Lucion Environmental Ltd; • Method Statement and Safety Plan of Work, prepared by Lucion Environmental Ltd; and, • Site Specific Survey Methodology, prepared by Lucion Environmental Ltd.

Application Documentation

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

- Application forms for the discharge of conditions;
- R&D Survey location plans;
- Removal of Architrave in Room 520, prepared by Lendlease;
- Asbestos Refurbishment Survey Report – Manchester Town Hall, prepared by Lucion Environmental Ltd;

- Method Statement and Safety Plan of Work, prepared by Lucion Environmental Ltd; and,
- Site Specific Survey Methodology, prepared by Lucion Environmental Ltd.

As this is an application to discharge a condition attached to a Listed Building Consent, there is no application fee. The Planning Portal reference numbers for these application are PP-08450538 (condition 3), PP-08587159 (condition 4) and PP-08587131 (condition 7).

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, to allow works to commence on site.

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,



Laura Feekins
For Deloitte LLP