16th January 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 CENTRAL | PLANNING APPLICATION AND APPLICATION FOR LISTED BUILDING CONSENT FOR INSTALLATION OF INFILL PANELS TO 3 NO. ARCHES

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 minor works to the grade II* listed Manchester Central in association with the Manchester Civic Quarter Heat Network (MCQHN).

The application has been submitted via the Planning Portal (ref: PP-08428980) and comprise the following documents:

- Completed application forms and certificates;
- This covering letter;
- Design and Access Statement;
- Heritage Statement;
- Existing and Proposed Floorplans;
- Existing and Proposed Elevations;
- Site Location Plan; and
- Photographs of the External Elevations

The requisite planning application fee of £462.00 has been paid via Planning Portal.

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

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BACKGROUND

As aforementioned, the proposals are in connection with the MCQHN which broadly comprises of:

- 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.

PROPOSED WORKS

The Proposed Works involve the installation of infill panels to the existing Manchester Central basement and sub basement carpark arches. The arches form a perimeter to the proposed energy centre site. The infill panels will be installed in order to provide protection against un-authorised access from the existing Manchester Central car park to the proposed New MCQHN Energy Centre.

The proposed infill panels will consist of three recessed, open mesh (to maintain the existing ventilation function) infill panels supported by galvanised steel posts. Posts secured at the base and head with drilled resin anchor fixings into the existing concrete vehicle barrier and masonry. All steelwork will be finished in polyester powder coating (PPC) to RAL 7016 Anthracite colour.

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 (2012)

- 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 proposed works in the context of the above planning policy and legislative context. Overall, it is considered that the proposed works will not affect the significance of the listed building and are required in order to provide protection against un-authorised access to the new MCQHN Energy Centre.

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 II* listed Manchester Central. These works will be undertaken as set out within the accompanying Design and Access Statement.

I trust that you have everything you require to register and validate this application. 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