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13 September 2019

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 Courtyard Drainage Works
Application for Discharge of Conditions - Planning Permission 123631/VO/2019 and Listed Building Consent 123631/LO/2019

Please find enclosed an application for the discharge the pre-commencement element of Conditions 3 and 4d attached to Planning Permission 123631/VO/2019, and Listed Building Consent 123631/LO/2019 relating to new courtyard drainage and the re-instatement of the original slabs, setts and cobbles within the Manchester Town Hall courtyard. The Applicant is Manchester City Council.

For clarity, the description of development for Full Planning Permission 123631/VO/2019 is as follows:

> ***"City Council Development - Works to facilitate the future drainage system, including repair and re-use of elements of existing pipework, replacement of pipework that is beyond repair, installation of attenuation tanks and creation of connections into the building facade, lifting of existing hard finishes, storage and relaying following completion of the refurbishment works, installation of a temporary surface and scaffolding to the courtyard elevations, including creation of new fixings, during the refurbishment of works."***

The description of development for Listed Building Consent 123631/LO/2019 is as follows:

> ***"Listed building consent for works to facilitate the future drainage system, including repair and re-use of elements of existing pipework, replacement of pipework that is beyond repair, installation of attenuation tanks and creation of connections into the building facade, lifting of existing hard finishes, storage and relaying following completion of the refurbishment works, installation of a temporary surface and scaffolding to the courtyard elevations, including creation of new fixings, during the refurbishment of works."***

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

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Condition Wording	Submission Document(s)
Planning Permission 123631/VO/2019 and Listed Building Consent 123631/LO/2019	
Condition 3 Before any works to any cobbles, setts, stonework and kerbs commence a full detailed method statement, schedule and programme of works must be submitted to and approved in writing by the City Council as local planning authority. The method statement, schedule and programme of works must provide full details including timescales for the commencement of works, storage details, and reinstatement works to the cobbles, setts, stonework and kerbs along with full details of the all storage locations, transportation methods and security measures for all stages of the scheme. The works must be carried out only in accordance with details approved in compliance and discharge of this condition.	• **Full detailed method statement**: please refer to the attached Planit's 'Specification for External Works to Courtyards' OTH-PLA-EE-ES-SPE-L-0002. It was agreed on site that the final details can be agreed through the submitted OTH-LLC-XX-XX-RPT-W-0005 hierarchy document, whereby a meeting is held on Site with a planning officer and the conservation officer to agree everything ahead of any works commencing and the information is then submitted to the LPA to discharge this condition. • **Schedule and programme of works & timescales for the commencement of works:** included within this submission is Lendlease's programme setting out key dates for the works. • **Storage details:** exact details to be agreed once sub-contractor appointed. It was agreed on site that the final details can be agreed through the submitted OTH-LLC-XX-XX-RPT-W-0005 hierarchy document. • **Reinstatement works to the cobbles, setts, stonework and kerbs:** please refer to submitted Planit's 'Specification for External Works to Courtyards' OTH-PLA-EE-ES-SPE-L-0002. It was agreed on site that the final details can be agreed through the submitted OTH-LLC-XX-XX-RPT-W-0005 hierarchy document. • **Full details of the all storage locations:** exact details to be agreed once sub-contractor appointed. It was agreed on site that the final details can be agreed through the submitted OTH-LLC-XX-XX-RPT-W-0005 hierarchy document. • **Transportation methods:** exact details to be agreed once sub-contractor appointed. It was agreed on site that the final details can be agreed through the submitted OTH-LLC-XX-XX-RPT-W-0005 hierarchy document. • **Security measures for all stages of the scheme**: exact details to be agreed once sub-contractor appointed. It was agreed on site that the final details can be agreed through the submitted OTH-LLC-XX-XX-RPT-W-0005 hierarchy document. On this basis, it is requested that the pre-commencement part of this condition is discharged and further details will be submitted to the LPA to fully discharge this condition at a later date.
Condition 4d Before any works affecting any setts, cobbles and kerbs take place the following details must be submitted to the City Council as LPA: • Full mapping (including contour), • recording (including photographic), • lifting methodology, • storage (post lifting) details, • mapping and • methodology of reinstatement of all of the setts, cobbles and kerbs affected by any consented works.	• **Full mapping (including contour):** included in this submission is the Topographical Survey ref: 7989-01, prepared by Tiltman Ltd Land Surveyors and Planit's detailed existing drawings. The feathered / scored setts will be numbered and re-laid in their exact location. These setts have all been mapped and recorded on Planit's existing detailed plans OTH-PLA-EE-ES-DWG-L-8017 & OTH-PLA-EE-ES-DWG-L-8018. • **Recording (including photographic)**: Please refer to Planit's 'Courtyard Photographic Schedule', 'Courtyard Setts Condition Schedule' and accompanying detailed existing plans. • **Lifting methodology**: Please refer to the attached 'Specification for External Works to Courtyards' OTH-PLA-EE-ES-SPE-L-0002, but exact details to be agreed once sub-contractor appointed. It was agreed on site that the final details can be agreed through the submitted OTH-LLC-XX-XX-RPT-W-0005 hierarchy document. • **Storage (post lifting) details:** to be agreed once sub-contractor appointed. It was agreed on site that the final details can be agreed through the submitted OTH-LLC-XX-XX-RPT-W-0005 hierarchy document. • **Mapping and methodology of reinstatement of all of the setts, cobbles and kerbs affected by any consented works**: Please refer to Planit's 'Courtyard Photographic Schedule', 'Courtyard Setts Condition Schedule' and

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For the avoidance of doubt, all original setts, cobbles and kerbs must be retained and reinstated in their exact and original positions including exact and original contours, profiles, camber and gradients.	accompanying detailed existing plans for mapping of existing setts and cobbles, and Planit's 'Specification for External Works to Courtyards' OTH-PLA-EE-ES-SPE-L-0002 for methodologies. It was agreed on site that the final details can be agreed through the submitted OTH-LLC-XX-XX-RPT-W-0005 hierarchy document. • **All original setts, cobbles and kerbs must be retained and reinstated in their exact and original positions including exact and original contours, profiles, camber and gradients:** The justification as to why it is not possible to reinstate the original setts, cobbles, slabs and kerbs in their exact original positions has been provided to the LPA and it has been agreed on site that this part of the condition is no longer required. ***Levels:*** the existing areas have numerous failures and there are sunken areas in both the setts and slabs where the sub base has failed. There are also variations in the edge height that are likely to have been caused by settlement and displacement of the bedding material over time. To reinstate the levels as existing would mean reinstating areas of failure and sunken areas that would create ponding and associated access and health and safety risks. It is therefore proposed to reinstate to revised levels that are close to existing but that will resolve the failures and also improve the surface gradients to provide better pedestrian access and circulation, especially for people who have mobility impairments. In addition to this level access between the perimeter slabs and setts will be created through lifting of the setts to create flush access at key circulation points as there is currently no provision for access down onto the central setts area. Consultation with the project Access Group has taken place with regards to the levels strategy and they support the proposals to improve access into the courtyard both for staff and visitors to the building. As part of the revised drainage proposals it is also proposed to rationalise the gulley positions so as to coordinate with the downpipes and minimise the number of inspection / rodding access covers that are required. To revert to the existing positions would mean that additional covers would be required to provide access at each of the down pipe positions. ***Paving cataloguing / reinstatement of material:*** There are numerous failures evident in the existing surface, with areas of depression due to sub-base failure as well as damage to individual stones, particularly the larger paving slabs to the perimeter of the space. In more recent years, the courtyards have been subjected to vehicle loadings that they were never originally designed for and this has further impacted upon the condition of the material. The intrusive surveys undertaken as part of the project have highlighted the poor existing sub-base construction, particularly to the setts that have vehicle trafficking. Therefore, it is proposed that all existing stone paving slabs to the building perimeter and natural stone setts to the central areas are lifted in order to provide a new robust and durable sub-base construction on which to reinstate the surface material, and to allow access for the installation of new drainage and attenuation systems within the courtyard. The areas of yorkstone slabs to the perimeter and the yorkstone setts at the Lloyd Street ramp are unique in terms of sizes and special features, and so it is proposed that they will be individually catalogued so that they can be reinstated in the exact position as existing. The exception to this will be damaged material that cannot be repaired and will therefore be replaced with new reclaimed material to match existing. The smaller setts to the central areas are not individually distinctive and are laid in a regular stretcher bond pattern. It is therefore felt that it will not impact upon the character and appearance if those setts are lifted and re-laid in the same the bond, orientation and blend of material to match the existing recorded condition, but not individually catalogued and reinstated in exact locations. The number of rows in each area has been recorded and the drawings and specifications describe that the setts are to be stored and palettes with the area they are taken from recorded so they can be reinstated in the same location albeit not exact stone positions. To individually catalogue these areas would be extremely complex and time consuming process and would not significantly affect the overall appearance of the reinstated material.

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	Heritage Consultant input: As firmly established to date, the courtyard of Manchester Town Hall is a key element of the building. It makes a particularly strong contribution to the overall significance of the building with respect to the established Town Hall heritage values of plan form, architectural form, built fabric and functionality. In particular, it is an integral part of Waterhouse's considered and efficient layout and provision of light into the heart of the site. It's elevations are highly visible from the internal circulation areas, which is reflected in the high quality composition of the courtyard elevations and their visual interest and craftmanship. At ground level, the area contributes to an understanding of the functional workings of the Town Hall, which are also of considerable interest. Within this context, the varied surface materials to the courtyard contribute to the functional character, legibility of historic use and understanding of different phases of development. The recording, lifting and careful relaying of these setts would have no impact on their significance. Were some selective areas of setts to be relaid in non-identical locations, but ones which corresponded with the original grain, direction, overall aesthetic and fabric-type locations (e.g. matching existing locations of that sett type) then, while some minor harm would be inevitable, their primary contribution to the significance in terms of legibility and character would be conserved. Very selective grading to accommodate accessible routes would have some impact with respect to integrity however again this would not fundamentally affect the key contribution the courtyard makes to the significance of the building, as outlined above. As ever, the level of heritage impact refers back to the impact on the overall significance of the heritage asset – the Town Hall and its overall significance – and key tests for harm in heritage terms are considerations of justification and public benefit. On this basis, it is requested that the pre-commencement part of this condition is discharged and further details will be submitted to the LPA to fully discharge this condition at a later date.

Application Documentation

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

- Application forms for the discharge of conditions;
- Programme for the proposed works, prepared by Lendlease;
- Topographical Survey ref: 7989-01, prepared by Powers and Tiltman Ltd Land Surveyors;
- Control Procedure Hierarchy Document OTH-LLC-XX-XX-RPT-W-0005, prepared by Purcell Architects;
- Courtyard Photographic Record, prepared by Planit-ie;
- Courtyard Setts Condition Schedule prepared by Planit-ie;
- Specification for External Works to Courtyards OTH-PLA-EE-ES-SPE-L-0002, prepared by Planit-ie;
- OTH-PLA-EE-ES-DWG-L-8006 Courtyard detailed area A existing, prepared by Planit-ie;
- OTH-PLA-EE-ES-DWG-L-8007 Courtyard detailed area B existing, prepared by Planit-ie;
- OTH-PLA-EE-ES-DWG-L-8008 Courtyard detailed area C existing, prepared by Planit-ie;
- OTH-PLA-EE-ES-DWG-L-8009 Courtyard detailed area D existing, prepared by Planit-ie;
- OTH-PLA-EE-ES-DWG-L-8010 Courtyard detailed area E existing, prepared by Planit-ie;
- OTH-PLA-EE-ES-DWG-L-8011 Courtyard detailed area A proposed, prepared by Planit-ie;
- OTH-PLA-EE-ES-DWG-L-8012 Courtyard detailed area B proposed, prepared by Planit-ie;
- OTH-PLA-EE-ES-DWG-L-8013 Courtyard detailed area C proposed, prepared by Planit-ie;
- OTH-PLA-EE-ES-DWG-L-8014 Courtyard detailed area D proposed, prepared by Planit-ie;
- OTH-PLA-EE-ES-DWG-L-8015 Courtyard detailed area E proposed, prepared by Planit-ie;
- OTH-PLA-EE-ES-DWG-L-8005 Courtyard General Arrangement Existing, prepared by Planit-ie;
- OTH-PLA-EE-ES-DWG-L-8016 Courtyard General Arrangement proposed, prepared by Planit-ie;
- OTH-PLA-EE-ES-DWG-L-8017 Courtyard – Yorkstone Setts Area 1 Existing, prepared by Planit-ie;
- OTH-PLA-EE-ES-DWG-L-8018 Courtyard – Yorkstone Setts Area 2 Existing, prepared by Planit-ie;
- OTH-PLA-EE-ES-DWG-L-8019 Courtyard – Yorkstone Setts Area 1 proposed, prepared by Planit-ie; and,
- OTH-PLA-EE-ES-DWG-L-8020 Courtyard – Yorkstone Setts Area 2 proposed.

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The application fee of £116 for the application to agree details reserved by a condition will be paid through internal transfer.

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