

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

Manchester City Council
Town Hall
Albert Square
Manchester
M2 5DB

Agent (if used)

Louise Darlington
OTH Project,
Town Hall,
Albert Square,
Manchester,
M2 5AA

Part 1 – Particulars of the application/development

Proposal: Discharge of Condition 5 (Storage and Reuse) Part a) sections (ii) original electrification and gas supply, (v) heating infrastructure, (vi) bomb shelter, (viii) temporarily removed portable historical items; attached to application referenced: 125553/LO/2019.

Location: Town Hall, Albert Square, Manchester, M2 5DB

Date of application: 4 June 2020

Application number: CDN/20/0374

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 5 Part (ii)

Condition 5 Part (ii) is hereby part discharged to allow the removal and storage of existing MEP, on all floors of the building provided that this is done fully and only in accordance with the following information:

The email from Hannah Shine of Deloitte LLP dated 4 September 2020

The Heritage Asset Process Flow Chart received by the City Council as local planning authority on 2 September 2020

The document entitled Removal Maps and Dates prepared by NG Bailey received by the City Council as local planning authority on 10 August 2020

The building asset schedules for levels LG, 4, 5, 6 and 7 received by the City Council as local planning authority on 9 July 2020

The building asset schedules for ground and level 1 received by the City Council as local planning authority on 11 August 2020

The building asset schedules for levels 2 and 3 received by the City Council as local planning authority on 12 August 2020

The Our Town Hall Project: Building Services Strip-out Specification, prepared by Arup referenced OTH-ARU-TH-ZZ-SPE-B-0002 received by the City Council as local planning authority on 15 June 2020

The Our Town Hall Project: Design Note - Building Services Stripout, prepared by Arup referenced OTH-ARU-ZZ-ZZ-RPT-B-0035 received by the City Council as local planning authority on 4 June 2020

Document Reference BA-OTH-LG-C03-001 (Disposal) 'BAWG Disposal Case' LM-011 received by the City Council as local planning authority on 13 January 2022

Radiator Audit and Justification Statement (Ref OTH-PUR-XX-XX-RPT-A-0143 Rev 01 dated June 2021) received by the City Council as local planning authority on 13 January 2022

In order to fully discharge condition 5 Part a) (ii) full details of the safe storage and repair, reuse, reinstatement, display or disposal of all heritage heating and MEP infrastructure that are to be removed from their current location are required to be submitted to and agreed in writing by the City Council as local planning authority and all fabric affected by these removals is required to be made good.

Condition 5 Part a) has previously been part discharged. Full details of this are within application referenced CDN/20/0418, CDN/20/0863, CDN/21/0157 and CDN/21/0170.

Condition 5 Part a) cannot be fully discharged unless and until all of parts i) to viii) of part a) have been discharged.

Condition 5 cannot be fully discharged unless and until all of parts a), b) and c) of Condition 5 have been discharged.

Condition 5 part (v)

Condition 5 Part (v) is hereby part discharged to allow the removal and storage of existing heating only on all floors of the building on the basis of and only in accordance with the following information:

The email from Hannah Shine of Deloitte LLP dated 4 September 2020

The Heritage Asset Process Flow Chart received by the City Council as local planning authority on 2 September 2020

The building asset schedules for levels LG, 4, 5, 6 and 7 received by the City Council as local planning authority on 9 July 2020

The building asset schedules for ground and level 1 received by the City Council as local planning authority on 11 August 2020

The building asset schedules for levels 2 and 3 received by the City Council as local planning authority on 12 August 2020

The Our Town Hall Project: Building Services Strip-out Specification, prepared by Arup referenced OTH-ARU-TH-ZZ-SPE-B-0002 received by the City Council as local planning authority on 15 June 2020

The Our Town Hall Project: Design Note - Building Services Stripout, prepared by Arup referenced OTH-ARU-ZZ-ZZ-RPT-B-0035 received by the City Council as local planning authority on 4 June 2020

The letter from Laura Feekins of Deloitte dated 4th June 2020.

Design Note - Building Services Strip Out referenced OTH-ARU-ZZ-ZZ-RPT-B-0035 prepared by ARUP.

Building Services Strip-out Specification referenced OTH-ARU-TH-ZZ-SPE-B-0002 prepared by ARUP

Document Reference BA-OTH-LG-C03-001 (Disposal) 'BAWG Disposal Case' LM-011 received by the City Council as local planning authority on 13 January 2022

Radiator Audit and Justification Statement (Ref OTH-PUR-XX-XX-RPT-A-0143 Rev 01 dated June 2021) received by the City Council as local planning authority on 13 January 2022

This partial discharge of Condition 5 a) part (v) allows for the items of original MEP and original heating to be removed and stored only, but does not allow for the disposal of any items removed.

In order to fully discharge condition 5 Part a) (v) full details of the safe storage and repair, reuse, reinstatement, display or disposal of all heritage heating and MEP infrastructure that are to be removed from their current location are required to be submitted to and agreed in writing by the City Council as local planning authority and all fabric affected by these removals is required to be made good.

Condition 5 Part a) has previously been part discharged. Full details of this are within application referenced CDN/20/0418, CDN/20/0863, CDN/21/0157 and CDN/21/0170.

Condition 5 Part a) cannot be fully discharged unless and until all of parts i) to viii) of part a) have been discharged.

Condition 5 cannot be fully discharged unless and until all of parts a), b) and c) of Condition 5 have been discharged.

Condition 5 - Part (vi)

Condition 5 Part a) Part (vi) is hereby part discharged to allow the removal and storage of only the items coloured red on page 4 of the Air Raid Precaution Centre: Further clarification and justification document dated August 2020 and referenced OTH-PUR-XX-XX-RPT-A0133. These works shall be carried fully and only with the following information:

The AIR RAID PRECAUTION CENTRE: Further clarification and justification document dated August 2020 and referenced OTH-PUR-XX-XX-RPT-A-0133 received by the City Council as local planning authority on 25 September 2020.

The AIR RAID PRECAUTION CENTRE: Heritage Impact Assessment dated June 2020 and referenced OTH-PUR-XX-XX-RPT-A-0120 received by the City Council as local planning authority on 18 June 2020.

The Heritage Asset Process Flow Chart received by the City Council as local planning authority on 2 September 2020

The Our Town Hall Project: Design Note - Building Services Stripout, prepared by Arup referenced OTH-ARU-ZZ-ZZ-RPT-B-0035 received by the City Council as local planning authority on 4 June 2020

The Our Town Hall Project: Building Services Strip-out Specification, prepared by Arup referenced OTH-ARU-TH-ZZ-SPE-B-0002 received by the City Council as local planning authority on 15 June 2020

The building asset schedules for levels 2 and 3 received by the City Council as local planning authority on 12 August 2020

The building asset schedules for ground and level 1 received by the City Council as local planning authority on 11 August 2020

The building asset schedules for levels LG, 4, 5, 6 and 7 received by the City Council as local planning authority on 9 July 2020

The document entitled Removal Maps and Dates prepared by NG Bailey received by the City Council as local planning authority on 10 August 2020

The email from Liam Bentley of Lendlease dated 30 September 2020

Document Reference BA-OTH-LG-C03-001 (Disposal) 'BAWG Disposal Case' LM-011 received by the City Council as local planning authority on 13 January 2022
Radiator Audit and Justification Statement (Ref OTH-PUR-XX-XX-RPT-A-0143 Rev 01 dated June 2021) received by the City Council as local planning authority on 13 January 2022

The overhead air raid ventilation equipment shall be removed carefully and stored in sections for salvage for reuse / display or sections used to replace missing sections of the remaining ducting in other areas.

The process of agreeing which sample sections of crash deck and structure shall take place on site. This partial discharge of Condition 5 a) part vi) does not allow for the disposal of any items removed or the removal of any items not coloured red.

Part vi) cannot be fully discharged unless and until measures for the treatment, storage and reuse of all bomb shelter infrastructure has been submitted to and approved in writing by the City Council as local planning authority.

Condition 5 Part a) has previously been part discharged. Full details of this are within application referenced CDN/20/0418, CDN/20/0863, CDN/21/0157 and CDN/21/0170.

Condition 5 Part a) cannot be fully discharged unless and until all of parts i) to viii) of part a) have been discharged.

Condition 5 cannot be fully discharged unless and until all of parts a), b) and c) of Condition 5 have been discharged.

Condition 5 Part (viii)

Condition 5 Part a) viii) is hereby part discharged to allow the removal and storage of all portable heritage assets from the building. This shall be carried out fully and only in accordance with the following information:

The email from Laura Feekins of Deloitte LLP dated 2 December 2020
The Heritage Asset Schedules referenced OTH-PUR-TH-LG-SCH-A-2432, OTH-PUR-TH-01-SCH-A-2434, OTHPUR-TH-07-SCH-A-2437, OTH-PUR-TH-07-SCH-A-2438, OTH-PUR-TH-07-SCH-A-2439, OTH-PUR-TH-07-SCH-A2440, OTH-PUR-TH-GF-SCH-A-2433 received by the City Council as local planning authority on 2 December 2020
Document Reference BA-OTH-LG-C03-001 (Disposal) 'BAWG Disposal Case' LM-011 received by the City Council as local planning authority on 13 January 2022
Radiator Audit and Justification Statement (Ref OTH-PUR-XX-XX-RPT-A-0143 Rev 01 dated June 2021) received by the City Council as local planning authority on 13 January 2022

The letter from Laura Feekins of Deloitte dated 4th June 2020.

Design Note - Building Services Strip Out referenced OTH-ARU-ZZ-ZZ-RPT-B-0035 prepared by ARUP.

Building Services Strip-out Specification referenced OTH-ARU-TH-ZZ-SPE-B-0002 prepared by ARUP.

The email from Laura Feekins of Deloitte dated 18 June 2020.

Condition 5 Part a) viii) cannot be fully discharged unless and until details of the maintenance/restoration/repair of all portable heritage assets, which shall be returned to their original location or other suitable locations to be agreed in writing by the City Council as local planning authority; have been submitted to and approved in writing by the City Council as local planning authority.

Condition 5 Part a) has previously been part discharged. Full details of this are within application referenced CDN/20/0418, CDN/20/0863, CDN/21/0157 and CDN/21/0170.

Condition 5 Part a) cannot be fully discharged unless and until all of parts i) to viii) of part a) have been discharged.

Condition 5 cannot be fully discharged unless and until all of parts a), b) and c) of Condition 5 have been discharged.

Date: 19 June 2024

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.