

Michael Pearson
Development Management Central Core
Manchester City Council
Town Hall
Lloyd Street
Manchester
M2 5DB

Date: 28/09/2026

Dear Mr Pearson,

Discharge of Condition 4 – Attached to application reference 145264/LO/2026 relating to Manchester Piccadilly Station, Manchester M1 2WD

This application has been made to enable discharge of Condition No.4 (Methodology Statement) pursuant to Listed Building Consent ref. 145264/LO/2026.

We submit the required information to enable the discharge of the above condition. The application has been made through the Planning Portal.

Listed Building Consent was granted for the application ref. 145264/LO/2026 on 4th June 2026. The approved description of development for the proposals is as follows:

"Listed Building Consent for installation of Air Source Heat Pumps, substation, lighting units and associated infrastructure."

For background, Condition 5 (fixing details) attached to application reference 145264/LO/2026 was discharged under application reference OTH-2026-000882 on the 2nd July 2026.

Condition 4 (Methodology Statement)

Condition 4 of application ref. 145264/LO/2026 states the following:

"Prior to the commencement of any soft strip works to the property's boiler room, a methodology for such works that shall include information on how historical material shall be protected during the works duration, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

***Reason** - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework."*

Supporting Documents

Alongside this covering letter the following supporting plans and documents are submitted in order to discharge Condition 4:

- 50902-VE-PS-XX-DR-M-5611 - Existing Boiler Room Strip-Out GA - Phase 1
- 50902-VE-PS-XX-DR-M-5612 C1 - Existing Boiler Room Strip-Out GA - Phase 2
- Methodology Statement, prepared by Vital Energi Utilities Limited

The Methodology Statement provides details the required information under Condition 4, including the 6 step process for the isolation, purging and modification of the existing gas infrastructure serving Boiler 1, electrical disconnection, removal of Boiler 1 and associated flue system, and alterations to the flow and return pipework headers to facilitate future Air Source Heat Pump connections. The Statement details that boiler removal works will be undertaken in a controlled and sensitive manner, including dismantling into smaller components where necessary to facilitate safe removal. Appropriate protective measures will be implemented throughout the works to safeguard historic fabric, finishes and features, ensuring no adverse impact on the building or its heritage significance. The supplied drawings further provide details of the phasing of the approved works, to be read alongside the Methodology Statement.

The above documentation is considered to be sufficient to enable the full discharge of Condition 4.

Summary

We trust that the supporting documentation provides sufficient information to process this application and for the conditions to be discharged. Should you have any queries then please contact me directly.

