

Protecting theatres for everyone



Ref.: TC/1894

25 January 2023

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By e-mail: planning@manchester.gov.uk

Application: 135839/FO/2022 & 135840/LO/2022

Site: Palace Theatre Oxford Street Manchester M1 6FT

Proposal: Installation of new plant and louvred plant enclosure to an existing flat roof area of the building, including installation of new ducting and electrical services, enlargement of existing vent grilles and installation of new vent grille positions in the ceiling of the Auditorium area within the building; and

Listed building consent for installation of new plant and louvred plant enclosure to an existing flat roof area of the building, including installation of new ducting and electrical services, enlargement of existing vent grilles and installation of new vent grille positions in the ceiling of the Auditorium area within the building.

Remit:

Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1976 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in England through The Town and Country Planning (Development Management Procedure) (England) Order 2015, requiring the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre'.

Comment:

Thank you for consulting Theatres Trust on these applications for planning permission and listed building consent at the Palace Theatre. Similar proposals were supported by us and permitted in 2022. This seeks fresh permissions due to changes to previous plans.

The rooftop plant will be reduced from three to two units due to the omission of a cooler which means the louvred enclosure will in turn be smaller. It had already been determined that the

Theatres Trust

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enclosure would not have a negative impact on the character of the Conservation Area due to its rooftop location, and this size reduction will further reduce the limited impact to the theatre itself as a designated heritage asset.

There will be a new electrical cable with a part visible externally but this is of small size and will be laid to a less sensitive elevation thus minimising impact. New holes are required for installation but these are to more modern fabric. We note that other altered mechanical and electrical services will utilise existing routes.

Within the auditorium the vent positions are being reduced in size although a further two are being added compared to the original plans. Previously there was to have been a section of ceiling removed whereas this now isn't required, therefore on balance this can be considered a more sensitive scheme.

The need and rationale for these works has been previously outlined and accepted. Overall from a heritage perspective these revisions reduce impact. Therefore we again support the granting of planning permission and listed building consent.

Please contact us should you wish to discuss these comments in more detail.

A handwritten signature in black ink that reads "T Clarke". The signature is written in a cursive, slightly slanted style.

Tom Clarke MRTPI
National Planning Adviser

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