

Planning

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Manchester M60 2LA

Application for listed building consent for alterations, extension or demolition of a listed building.

Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	H M Prison, Flat
Address line 1	Southall Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M60 9AH
Description of site location must be completed if postcode is not known:	
Easting (x)	383729
Northing (y)	399493
Description	

2. Applicant Details

Title	
First name	Leslie
Surname	Walker
Company name	MOJ Property Directorate
Address line 1	Prison Maintenance Group
Address line 2	Satellite Office
Address line 3	HM Prison Kirklevington
Town/city	Yarm

2. Applicant Details

Country	
Postcode	TS15 9PA
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Matthew
Surname	Dyer
Company name	Austin-Smith:Lord
Address line 1	40 Berkeley Square
Address line 2	
Address line 3	
Town/city	Bristol
Country	
Postcode	BS8 1HP
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Installation of temporary netting to the Tower at HM Prison Manchester from 10m above ground level to the top of the balustrade to protect areas below from falling masonry pending full repair works.

Has the development or work already been started without consent?

☐ Yes ☒ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know

☐ Grade I

☐ Grade II*

☒ Grade II

5. Listed Building Grading

Is it an ecclesiastical building? ☐ Don't know ☐ Yes ☒ No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building? ☐ Yes ☒ No

7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ☐ Yes ☒ No

8. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? ☐ Yes ☒ No

9. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, do the proposed works include

- a) works to the interior of the building? ☐ Yes ☒ No
- b) works to the exterior of the building? ☒ Yes ☐ No
- c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☐ Yes ☒ No
- d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☐ Yes ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

321040-ASL-XX-XX-DR-A-0004 - Plan and Elevations as Proposed.pdf
321040-ASL-XX-XX-DR-A-0003 - Plan and Elevations as Existing.pdf

10. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	Brick with sandstone dressings.	Brick with sandstone dressings and PVC polyester mesh wrap to perimeter walkway structure and balustrade, with 6mm stainless steel restraining wires threaded through screw in eyes typical 8mm thick and 70mm in length, each secured into the brickwork with a 10mm plug.

Are you submitting additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

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11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

13. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	
Surname	
Reference	

Date (Must be pre-application submission)

Details of the pre-application advice received

The need for the netting is understood. However, the netting can only be accepted as a temporary measure, given the harm it would have on the heritage significance of the building. Means of minimising the visual intrusion should be considered, including the proposed colour of the netting and dimensions of the netting material itself. The netting mesh size would also have an impact, but presumably this needs to be reasonably fine to catch any debris likely to cause harm to this using the space below. It is assumed and should also be confirmed that the proposed netting would be removed as a part of the implementation of a proposed programme of wider remedial/restoration works either as currently envisaged covering all the listed buildings at the prison or to the tower alone. The timescale for organising (including securing any necessary planning approvals) and implementing these works needs to be understood in order to provide reassurance on the temporary nature of the proposed netting.

It is also necessary to ensure/confirm that the number and type of fixings for the proposed netting would keep the damage to the existing brickwork to the absolute minimum, and a detailed specification/ methodology for the repair of brickwork damaged by the installation should be provided. It is, however, accepted that this repair would need to be rolled into the programme of the wider repair/restoration works that are assumed would be taking place at the time the netting is removed.

It is unclear how the netting would be installed, but presumably the invasive tower lifts previously proposed would not be required and a more proportionate approach taken to access provision? Ideally, the installation could be undertaken by abseiling without requiring physical works to the listed building, but this may not be the case and details should now be provided.

On the above basis it is suggested that Listed Building Consent would be required for the proposed works and this could be granted for a time limited period, linked to the implementation of a programme of works that would allow for the removal of the netting and appropriate repair of any associated damage caused by its installation within a specified period of time (whether or not this is a part of a wider programme of works for the repair/restoration of the various listed buildings at the prison). This would seem to give greater certainty for all concerned and the listed building moving forward.

14. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

15. Certificates

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person role

- ☐ The applicant
- ☒ The agent

Title

First name

Matthew

Surname

Dyer

Declaration date (DD/MM/YYYY)

09/08/2021

☒ Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

17/09/2021