

Comments for Planning Application 143024/FO/2025

Application Summary

Application Number: 143024/FO/2025

Address: Sister Plot C Former Umist Campus Altrincham Street Manchester M1 7JA

Proposal: Phased development comprising: Phase A - demolition of existing buildings and structures, erection of a basement (C1 Building and C2 Building) and a podium across lower ground and upper ground floors comprising flexible commercial space (Class E and/or Sui Generis drinking establishment), erection of a building (C1 Building) to form offices (Class E), landscaping works, highways, access, servicing, infrastructure and other associated works; |cr|Phase B: erection of a podium across lower ground and upper ground floors and a new building (C2 Building) to form offices (Class E) and flexible commercial and community uses (Class E, F2 and/or Sui Generis drinking establishment), alterations to the existing Sculptural Wall (Hollaway Wall), relocation of existing art work, landscaping works, highways, access, servicing, infrastructure and other associated works; |cr|Phase C - change of use and associated works to railway Viaduct arches to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment) including highways, access and servicing arrangements, and other associated works.

Case Officer: Jennifer Atkinson

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:At a time when Manchester's target is to become a zero-carbon city by 2038 at the latest, it is astonishing that this amount of demolition is being considered. Sustainable development principles stress the importance of retaining and repurposing structures to reduce embodied carbon and minimise waste. In addition these buildings are not just any buildings, but form a site of particular architectural heritage. As central Manchester's streetscape gets ever blander (and higher), as The Modernist Society has eloquently stated, 'UMIST Campus buildings aren't impediments to progress, but rather valuable assets that offer a sense of continuity, identity, and historical depth to the city. Their wholesale destruction or significant alteration would represent an irreversible loss of our shared heritage'. The marvellously elegant Butterfly Steps and the green space below them were a solace to many central Manchester residents in lockdown, and remain a calm haven in our city.

Other cities manage to find ways to retain their character by repurposing rather than obliterating their heritage. Manchester needs to wake up and do the same, rather than looking back in regret when it's too late.