

Comments for Planning Application 143025/LO/2025

Application Summary

Application Number: 143025/LO/2025

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

Proposal: Listed building consent for alterations to Sculptural Wall (Hollaway Wall), to encapsulate the wall within new office building (C2 Building), as part of mixed-use development proposals comprising offices use (Class E) and flexible commercial and community uses (Class E, F2 and/or Sui Generis- drinking establishment).

Case Officer: Jennifer Atkinson

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to OBJECT to Listed Building Consent Application 143025/LO/2025 for alterations to the Sculptural Wall (Hollaway Wall), a Grade II listed structure.

The proposed works would cause substantial and irreversible harm to the special architectural and historic interest of the Hollaway Wall. The application involves laying flat large sections of the wall and enclosing part of the structure within a new building. These changes would affect approximately 30% of the listed structure - an intervention that is both physically and visually transformative.

The wall is of national artistic significance, as acknowledged in its Grade II listing. Its sculptural qualities, spatial interaction with the surrounding environment, and integrity as a standalone public artwork are integral to its heritage value. Enclosing sections of the wall inside a building would sever its relationship with its intended public context and alter its sculptural presence.

The changes are fundamental and irreparable, permanently compromising the structure's character and the elements that led to its statutory designation.

No clear and convincing justification has been provided for this level of harm. The application does not demonstrate that the alterations are necessary, nor does it convincingly argue that any public benefits would outweigh the substantial heritage harm, as required by NPPF Paragraph 201.

The submitted Heritage Impact Assessment (if provided) appears to lack a rigorous exploration of

the cultural and aesthetic values of the structure. Moreover, the application does not fully explore alternative approaches that could retain the integrity of the listed wall.

The proposal conflicts with national and local policy on heritage protection, including:

- NPPF Paragraph 201, which states that substantial harm to or loss of a grade II listed building should be exceptional and requires convincing justification.
- NPPF Paragraph 202, which requires that any harm to a designated heritage asset be weighed against the public benefits.
- The planning authority's statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to preserving listed buildings and their settings.

The level of harm proposed in this application is not aligned with these legal and policy frameworks.

There is no evidence that less harmful alternatives have been fully considered. It is likely that the building design could be amended to retain the sculptural wall in situ, preserving both its form and context without compromising the integrity of the new development.

I therefore strongly urge the local planning authority to refuse Listed Building Consent for application 143025/LO/2025.