

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: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

My objections here are straightforward and are related to three primary concerns: the environment and embodied carbon; the social life of the city; and the cultural value of art and architecture.

The demolition of these buildings constitutes the use of 0.6% of Manchester City Council's carbon budget between now and 2100. There is a climate emergency and increasing extreme weather events - there is no excuse to not politically demand the re-use of buildings.

This group of buildings represent a pioneering modernist spirit and the proposed development is a huge missed opportunity on the part of the City to develop something much more sustainable, environmentally and socially. This site has incredible potential as a true urban village, green, sociable, with health and educational amenity, re-using and developing the spirit in which the site was first constructed, and putting Manchester at the forefront of urban thinking for an ecological future. The City does not need to pursue a wealth-creation-at-all-costs strategy and has the

powers to make leading and transformative changes to the ways in which cities develop.

The group of buildings together are one of the best twentieth century groups in the UK. They have not been considered as such through the statutory processes that only acknowledge individual buildings. If nothing else, a condition should be made for the preservation of some of Antony Hollaway's relief panels that clad the gable wall of the Faraday Tower. They are an artwork in their own right and could enhance the cultural offer of the development by their retention and re-use.

I do not object to the development of the site - it is clear that this should happen, but the manner of development at this point in the twenty-first century is completely at odds with the real needs of society. The buildings should be re-used and extended sympathetically with a mix of uses that supports business, citizens and the environment.

These objections could be classified within the City Council's policy frameworks and shown to be contradictory to them. They can equally be argued from another perspective using the same. I am deeply disappointed that the local authority has had a hand in bringing the development to this stage and has not been more imaginative and assertive in seizing an opportunity to set the standard for inner-urban change and truly demonstrate that 'we do things differently here'.