Paul Butler Associates
Planning, Development & Heritage Consultants

6 September 2024

Planning and Development
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Steven McCoombe

20.1452

Dear Steve

Victoria Mill, Miles Platting
Listed Building Consent Application for Essential Fire Safety Works

On behalf of the applicant Signature Victoria Mill Ltd (In Administration), please find enclosed a Listed Building Consent application relating to part of the Grade II* Listed Victoria Mill, 10 Lower Vickers St, Miles Platting, Manchester M40 7LH. The description of development is:

> *LISTED BUILDING CONSENT for works to part of the basement of the building comprising the installation of fireproof ceiling and blocking up of internal doorways.*

The proposed scheme involves essential works to small basement chambers within the northern part of the building, close to the main chimney base. The works will provide the required 90 minute fire separation between the basement and ground floor office use and upper floor residential use. Please refer to the submitted Heritage Addendum, and Design and Access Statement by Alison Pike Architects for background and further information.

The Submission

In addition to this letter, the following documents are enclosed and submitted in support of the applications:

- Completed Application Forms and Certificates.
- Heritage Addendum prepared by Paul Butler Associates.
- Design and Access Statement by Allison Pike Architects.
- Architectural plans prepared by Allison Pike Architects including:
  - Location Plan (Ref: AP01)
  - Existing Basement Layout Plan (Ref: AP10)
  - Proposed Basement Layout Plan (Ref: AP11)
  - Proposed Basement Fire Ceiling Extent (Ref: AP12)
  - Existing and Proposed Basement Sections (Ref: AP20)
  - Proposed Basement Ceiling Details (Ref: AP30 REV A).

31 Blackfriars Road, Salford, Manchester M3 7AQ
t. 0161 835 3530 e. pba@paulbutlerassociates.co.uk w. www.paulbutlerassociates.co.uk
Company no. 3398456. Registered in England and Wales as Paul Butler Associates Ltd

- Photographic Record – Refer to Heritage Statement Appendices

Pre-Application Consultation

Pre-application discussions regarding the proposals have taken place with Manchester City Council (MCC) planning and conservation officers during August 2024. Pre-application feedback confirmed that Listed Building Consent would be required, whilst advice in relation to the design was also provided. Further information on the pre-application process is set out within the Heritage Addendum.

The Proposals

The proposed works are set out in detail within the submitted plans, Design and Access Statement, and Heritage Addendum. They comprise of:

- Fireproof ceiling to be installed within basement chambers.
- Doorways to basement chambers to be blocked up to prevent persons accessing the space.

These works are necessary to ensure the fire safety of the building. The heritage impact of the proposed works is assessed within the Heritage Statement by Paul Butler Associates.

Key Planning Policy

National Planning Policy Framework (NPPF)

The Revised National Planning Policy Framework (NPPF) was published in December 2023 and sets out the government's planning policies and how these should be applied. The NPPF is a material consideration in the determination of applications. The Framework identifies the purpose of the planning system to be 'to contribute to the achievement of sustainable development' and that at a very high level, the objective of sustainable development can be summarised as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

Manchester Core Strategy Development Plan Document (July 2012)

The Core Strategy, adopted in July 2012, sets out the long term strategic policies for Manchester's future development. Core Strategy objectives and policies of particular relevance to the proposed scheme include:

- CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets including listed buildings and conservation areas.
- EN 3 'Heritage' advises that 'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods.

The proposal accords with the above Core Strategy policies. An assessment of the proposed scheme within the context of national and local heritage policy is set out within the enclosed Heritage Addendum.

Summary

We are pleased to submit this application on behalf of the applicant, and look forward to working alongside officers to secure consent for the proposed scheme. The proposed works are an absolute necessity both in ensuring the fire safety of building users, and the re-occupation of the ground floor by the NHS and office occupiers. The proposed works to the building, which is Grade II* listed, will also enable occupation of the upper floor apartments, resulting in the realisation of a range of planning and heritage benefits.

I look forward to receiving confirmation that the application has been validated. In the meantime, if you require any further information please do not hesitate to get in touch.

Yours faithfully



Don Murphy MPLAN MRTPI IHBC
Director