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Ms. Julie Roscoe
Director of Planning,
Building Control, and Licensing
Manchester City Council
PO Box 532 Town Hall
Manchester M60 2LA

Friday 10th March 2023

cc. Ms. Angela Leckie, Senior Planner

Dear Madam

Application Number: 134170/LO/2022
Validation of the Listed Building Consent Application as Agent for Network Rail
Renewal of CCTV Cameras Installed at Manchester Piccadilly Railway Station

We act as agents for Network Rail pursuant to the Listed Building Consent for the renewal of CCTV cameras at Manchester Piccadilly Railway Station and refer to your letter dated 21st December 2022 as attached.

Please find enclosed a revised portfolio of A1 CAD drawings for which Listed Building Consent is sought in those areas of the station of heritage importance. A schedule of drawings identifying each camera to which the drawings relate is provided for your assistance.

Drawing Number	Drawing Title
MAN/NWR/LBR/PLAN/191000/T910 Issue P02	The Station Location Plan
MAN/NWR/LBR/PLAN/191000/Y641 Issue P02	Equipment Location, Views, & Engineering Details

Please also find enclosed an expanded Heritage Statement which includes an explanation of how the proposals may impact the architectural, historic character, and appearance of the building. In addition, the revised Design and Access Statement refers to engineering detailing drawings, which clearly state how the original fabric of the building will be altered, removed, or concealed and the potential impacts mitigated. Each engineering detail cross-references the corresponding equipment view drawing which presents views of the CCTV cameras in the proposed locations along with photomontages of the existing condition and after the proposed works have been completed in order that the visual impact of the proposals may be objectively assessed.

Please note that Network Rail consider that these proposals are permitted developments under Part 17A of Schedule 2 to the Town & Country Planning (General Permitted Development) Order 1995 as the work is on operational railway land and in connection with the movement of traffic (passengers) by rail. Furthermore, these works will not result in an alteration to the station buildings or associated structures, which would have a significant impact upon the design and external appearance of the railway station.

As a consequence, I believe that Condition (1) contained in your letter has been fully discharged and there are no further constraints to Listed Building Consent Application 134170/LO/2022 being validated.

Assuring you of best attention,

Yours faithfully,

Colin R. Coleman
Managing Director

isc.bestpractice@btconnect.com



MANCHESTER CITY COUNCIL

**Information, Delivery &
Support Team
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Colin R Coleman
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Devon
EX20 1HN

Date: 21 December 2022

Dear Sir/Madam,

Application number: 134170/LO/2022

Proposal: Listed Building Consent for installation of 12 CCTV cameras in various locations within the station building and adjacent operational land to include agreement of method of fixing, details of associated cabling and details of camera type for the remaining de minimis locations within this area. , , The majority of the works is the replacement of existing cameras with CCTV cameras and all ten CIS screens are in areas of the station or attached to structures of limited heritage value and have been agreed with the Conservation Officer that they may be regarded as de minimis works under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. The opportunity will be taken to remove all cameras and CIS screens that are being replaced along with redundant cabling, containment and conduit, and to make good to a high standard., , In other areas of the station, twelve replacement cameras require formal Listed Building Consent. As they are of contemporary design and state-of-the-art technology, they will have a reduced impact on the heritage of Manchester Piccadilly Railway Station, both visually and by the removal of redundant supporting infrastructure and represent an improvement to the overall preservation status of the building.

Location: Piccadilly Railway Station , Piccadilly Station Approach, Manchester, M60 7RA

Further to our previous correspondence, I am unable to progress your proposal as the application remains invalid or incomplete for the following reason(s):

1) The submitted Heritage Statement needs to be expanded to include an explanation of how the proposal may impact on the architectural and historical character and appearance of the building with a particular focus on the affected locations. You also need to clearly state how any original building fabric will be altered, removed or concealed as part of the proposal and how any potential impacts will be mitigated

I am therefore holding your application and if you wish to discuss the information required members of my staff will be pleased to assist.

Please return any documents/information required to the Technical Support Team, Planning at the above address. If we have not heard from you by 18 January 2023 we will return your application.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing