

**Planning**

Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Listed Building Consent for alterations, extension or demolition of a listed building**Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Other

First name

Colin R

Surname

Coleman

Company Name

ISC Best Practice Consultancy Ltd

Address

Address line 1

Lower Market Hall Offices

Address line 2

Market Street

Address line 3

Okehampton

Town/City

Devon

Country

England

Postcode

EX20 1HN

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Listed Building Consent is sought for the permanent installation of approximately four hundred and seventy-five CCTV cameras and ten Customer Information (CIS) screens comprising the Station Information and Security System (SISS) renewals.

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.

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

The applicant understands that there are a number of Listed Building Applications by others that are unrelated to these works.

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

A portfolio of drawings support this application. Photomontages provide an accurate representation of the visual amenity after the proposed works have been completed.

Drawing MAN/NWR/LBR/PLAN/100000/T910_P01 Layout 1 of 1 is the station location plan.

Please refer to the schedule of drawings MAN/NWR/LBR/PLAN/101000-Y641/P01 Master Drawing Index [Full LBC App Required] identifying the works in the various areas of the station:

- (i) to which this Listed Building Consent application relates
- (ii) are otherwise regarded as de minimis by the Conservation Officer
- (iii) outside the listed curtilage of within areas of the station of limited heritage value.

Owing to the considerable number of total drawings that cover the whole station, only those drawing which relate to works for which Listed Building Consent is sought accompany this application, whilst other will be made available upon request.

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type: Other Other (please specify): CCTV cameras of contemporary design Existing materials and finishes: Life-expired CCTV cameras. Proposed materials and finishes: Making good legacy damage to a high standard by a qualified mason.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
- ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

The following drawings show the location of all existing CCTV cameras:

MAN/NWR/LBR/PLAN/101000/Y641-CON_P01-Layout 1 of 22 in the Main Concourse
MAN/NWR/LBRPLAN/102000/Y641-PLT_P01-Layout 1 of 71 on Platform1 and Platform 12
MAN/NWR/LBR/PLAN/103000/Y641-FSM_P01-Layout 1 of 26 in Fairfield Street
MAN/NWR/LBR/PLAN/105000/Y641-OBS_P01-Layout 1 of 17 on the Overbridge
MAN/NWR/LBR/PLAN/108000/Y641-UND_P01-Layout 1 of 9 in the Undercroft.

The following drawings show the location of existing CCTV cameras, which will be replaced by new CCTV cameras in minidome enclosures in the same position:

MAN/NWR/LBR/PLAN/102000/Y641-PLT_P01-Layout 2 of 71 on Platform1 and Platform 12
MAN/NWR/LBR/PLAN/103000/Y641-FSM_P01-Layout 2 of 26 in Fairfield Street
MAN/NWR/LBR/PLAN/108000/Y641-UND_P01-Layout 2 of 9 in the Undercroft.

The following drawings show the location of existing CCTV cameras, which will be recovered and permanently removed along with the associated fixings and containment:

MAN/NWR/LBR//PLAN/103000/Y641-FSM_P01-Layout 3 of 26 in Fairfield Street
MAN/NWR/LBR/PLAN/105000/Y641-OBS P01 Layout 3 of 17 on the Overbridge

The following drawings show the location of the installation of new CCTV cameras in minidome enclosures:

MAN/NWR/LBR/PLAN/101000/Y641-CON_P01-Layout 5 of 22 in the Main Concourse
MAN/NWR/LBR/PLAN/103000/Y641-FSM_P01-Layout 5 of 26 in Fairfield Street
MAN/NWR/LBR/PLAN/105000/Y641-OBS_P01-Layout 5 of 17 on the Overbridge
MAN/NWR/LBR/PLAN/108000/Y641-UND_P01-Layout 5 of 9 in the Undercroft.

The following drawings include photomontages, which provide an accurate representation of the visual amenity before and after the proposed works have been completed.

MAN/NWR/LBR/PLAN/102000/Y641-PLT_P01 Layouts 7 & 58 of 71
MAN/NWR/LBR/PLAN/103000/Y641-FSM_P01 Layouts 12, 13 & 17 of 26
MAN/NWR/LBR/PLAN/108000/Y641-UND_P01 Layout 9
MAN/NWR/LBR/PLAN/103000/Y641-FSM_P01 Layout 17 & 18 of 26
MAN/NWR/LBR/PLAN/105000/Y641-OBS_P01 Layout 16 of 17
MAN/NWR/LBR/PLAN/101000/Y641-CON_P02 Layout 21 of 22
MAN/NWR/LBR/PLAN/103000/Y641-FSM_P01 Layout 20 of 26
MAN/NWR/LBR/PLAN/105000/Y641-OBS_P01 Layout 17 of 17
MAN/NWR/LBR/PLAN/108000-Y641-UND_P01 Layout 9 of 9.

Documents MAN LBC-HS_2022-05-20 and MAN LBC-D&AS_2022-05-20 are the Heritage Statement and Design and Access Statement respectively.

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Manchester Piccadilly Railway Station - Renewals

Date (must be pre-application submission)

26/05/2022

Details of the pre-application advice received

Please refer to a continuous exchange of emails to date aimed at identifying only those works which require a full LBC application.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Eur.Ing

First Name

Colin R

Surname

Coleman

Declaration Date

26/05/2022

☒ Declaration made

Declaration

I / We hereby apply for Listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Colin R Coleman

Date

25/06/2022