



Paul Butler Associates
Planning, Development & Heritage Consultants

04 February 2026

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester, M60 2LA

26.2262rs

Dear Mrs Roscoe,

Land adjacent to Century Buildings and Alexandra House, St Mary's Parsonage, Manchester, M3 2DD
Resubmission of Application for Planning Permission for Installation of 2.5m high Fencing and Gates

On behalf of our client Manchester Residential Management, please find enclosed the resubmission of an application for planning permission for the installation of 2.5m high fencing and gates on land adjacent to Century Buildings and Alexandra House, St Mary's Parsonage, Manchester.

The proposals were previously submitted for planning permission under application reference 136129/FO/2023 which was approved on 30th March 2023. Implementation of the planning permission was delayed because the area is the subject of cladding remediation works to remove unsafe cladding at Century Buildings. If the fencing / gates had been in place they would have hindered progress on the cladding remediation works. Due to covid, the cladding remediation works were put on hold which in turn has resulted in delays with installing the fencing and gates. The cladding remediation works were expected to have been completed by now, however there have also been prolonged delays with the application to the Building Safety Fund administered by the government. It is noted that no changes have been made to the proposals and all plans and drawings submitted as part of this planning application are as per previously approved.

The fencing and gates are required to improve security/safety around the site and prevent unauthorised access between and to the rear of Century Buildings and Alexandra House. The land to which the application relates is privately owned and does not form part of the public highway.

In order to provide an understanding of the application proposal this letter provides a description of the application site and surrounding area; an overview of the proposal; a review of the national and local planning policy of relevance to the proposal; and, an appraisal of the proposal against its relevant planning policy context.

The Application Site

This application site comprises an area of land located adjacent to Century Buildings and Alexandra House, St Mary's Parsonage, Manchester, M3 2DD (refer to submitted site location plan). The area of land where the fencing and gates are proposed to be installed is identified by figure 1 below.

Century Buildings comprises residential apartments on the upper levels with offices on the ground floor. The building is grade II listed (ref: 1254470). It was built in 1905-9 and designed by Harry S. Fairhurst as offices for the National Boiler and Generator Insurance Company. The building has been extended at roof level and to the east in the early 2000s. The east extension is 12 storeys in height and is characterised by extensive glazing, and timber and metal cladding.

Alexandra House is a purpose built 8 storey office building which appears to date from the 1970s. It is not nationally listed or of heritage value and is characterised by brown brick and horizontally proportioned windows.

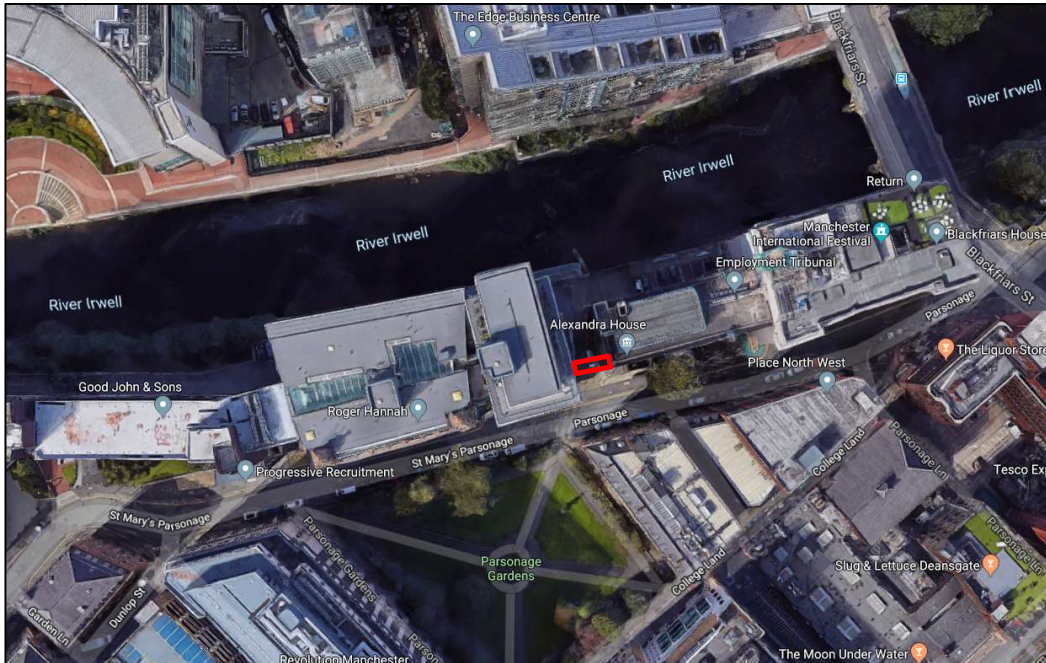


Figure 1: Aerial view of the application land (approximate location of proposed fencing/gates outlined red).



Figure 2: View of application site looking north towards the location of the proposed fencing and gates.



Figure 3: View of application site looking south towards the location of the proposed fencing and gates.

Planning History

Research of the site's planning history has been undertaken to identify whether any applications have been submitted which could have an impact on the application proposal. No applications of relevance to the proposed scheme were identified.

The Proposal

The application proposal is for the installation of 2.5m high fencing and gates between Century Buildings and Alexandra House.

The fencing and gates are required to improve security/safety around the site and prevent unauthorised access in between and to the rear of Century Buildings and Alexandra House. There is currently very limited passive surveillance to the alleyway area and security improvements are required.

The fencing and gates will be black metal and have been designed to take account of feedback received from Greater Manchester Police Design for Security prior to the submission of the planning application and to reflect the local context of the site.

The gates will comprise a personnel gate and a gate to provide vehicle access should this be required for maintenance etc. The gates will have a system allowing for exit in the event of an emergency.

Planning Policy Context

The application proposal should be considered against national and local planning policy requirements. Planning policy of relevance to the proposal and which provides the context for its assessment is provided within the following documents:

- National Planning Policy Framework (2024);
- Manchester Core Strategy Development Plan Document (2012);
- Manchester Unitary Development Plan (1995); and
- Guide to Development in Manchester Supplementary Planning Document 2007 (SPD).

National Planning Policy Framework, 2024

The NPPF sets out the Government's planning policies for England and is a material consideration in the determination of planning applications. A revised NPPF was published in December 2024 and updated in February 2025. The document states that the purpose of the planning system is to contribute to the achievement of sustainable development. It seeks to achieve this objective by:

- Setting out that the purpose of the planning system is to contribute to the achievement of sustainable development, and that it has three overarching objectives: an economic objective, a social objective and an environmental objective (Paragraph 8).
- Requiring that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible (paragraph 48).
- Stating that the creation of high quality buildings and places is fundamental to what planning and the development process should achieve (Paragraph 131).

- Requiring that planning decisions should ensure that developments: will function well and add to the overall quality of the area, not just for the short-term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history including the surrounding built environment; maintain a strong sense of place; and, create places that are safe, inclusive and accessible (Paragraph 135).

Manchester Core Strategy Development Plan Document, 2012

The Core Strategy, adopted in July 2012, is the key Development Plan Document against which proposals should be judged. Core Strategy objectives and policies of particular relevance to the application proposal include:

- Policy SP 1 'Spatial Principles' which states that the Regional Centre will be the focus for economic development and, that development should enhance/protect the built/natural environment, reuse previously developed land wherever possible and enhance or create character.
- Policy CC 9 'Design and Heritage' which states that development in the City Centre needs to be of the highest standards in terms of appearance and function and should preserve or enhance conservation areas.
- Policy EN 1 'Design Principles and Strategic Character Areas' which states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located.
- Policy EN 3 'Heritage' which states that developments must be designed to support the council in preserving or, where possible, enhancing the historic environment, the character and the setting of conservation areas.
- Policy DM 1 'Development Management' which sets out various issues that development should have regard to, including amongst other things appropriate siting, layout, scale, form, massing, materials and detail; and, effects on amenity.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

The UDP was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP which may be of relevance to the development proposal include:

- RC20 Area 5 Sub-Area 5 'Blackfriars Street / Deansgate / River Irwell' which describes the area in 1995. It notes that the area includes important elements of the City Centre's office and retailing activities and the area has little potential for change.
- DC18.1 'Conservation Areas' states that the Council will give particularly careful consideration to development proposals within Conservation Areas and will seek to preserve and enhance their character.

- DC19.1 'Listed Buildings' states that in determining planning applications for development involving or having an impact on listed buildings the Council will have regard to the desirability of protecting their general setting.

Guide to Development in Manchester Supplementary Planning Document, 2007

This document aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that everyone wants to see in Manchester. Section 2 of the SPD relates to design whilst section 8 relates to community safety and crime prevention.

Planning Appraisal

Having regard to the planning policy context set out above, the key planning issues against which the application proposal should be considered relate to the principle of the security fencing and gate; security and safety; and design and heritage matters. These issues are considered below:

Principle of security fencing and gates

The application proposal is for the installation of 2.5m high fencing and gates between Century Buildings and Alexandra House. The fencing and gates are required to improve security/safety around the site and prevent unauthorised access between and to the rear of Century Buildings and Alexandra House.

The land where the gates will be installed is owned privately and will not obstruct the highway.

Prior to submission of the first planning application consultation was undertaken with various Manchester City Council Officers including Anthony Mitchell. The principle of installing fencing and gates was deemed acceptable and the advice was to submit a planning application. As a result, 2 previous planning applications have been approved for the proposed works.

Security and Safety

At present there is no defined restriction to the general public to access the side and rear of Century Buildings and Alexandra House. This area is largely concealed and does not benefit from high levels of passive surveillance and overlooking. Consequently it is vulnerable to unauthorised access, illicit activities and antisocial behaviour.

Prior to submission of the first planning application, pre-application consultation had taken place with Adrian Murphy (Consultant – Greater Manchester Police Design for Security) regarding the position and design of the fencing and gates. The detailed design reflects the advice received in terms of their position and the width of bars and decorative finials.

In addition to ensuring the security of the area, as well as to Century Buildings and Alexandra House, the proposed security fencing and gates will improve public safety by restricting access and providing an additional barrier to the River Irwell. The gates will be fitted with a safety system which will allow for emergency exit.

For the above reasons the proposal complies with provisions of the NPPF, Core Strategy Policy DM 1, and the Guide to Development in Manchester SPD.

Design and Heritage Matters

The proposed fencing and gates have been designed taking account of feedback received from Greater Manchester Police Design for Security as well as the context of the site.

The site is in a sensitive location within the Parsonage Gardens Conservation Area and adjacent to Century Buildings which is grade II listed (albeit the site is adjacent to an extension to the listed building constructed in the 2000s). The proposed fencing and gates are of a traditional design which respects the local context. They will be black metal and featuring vertical bars with decorative finial and circular detailing which will provide a reference to railings found on historic buildings elsewhere in the immediate area and wider City Centre (see figures 4 and 5 below). The fencing and gates are positioned in a considered location and will not obstruct any door/window openings or other features. The fencing and gates are free standing and will not affix to the adjacent buildings. The installation will not be associated with any adverse amenity impacts.

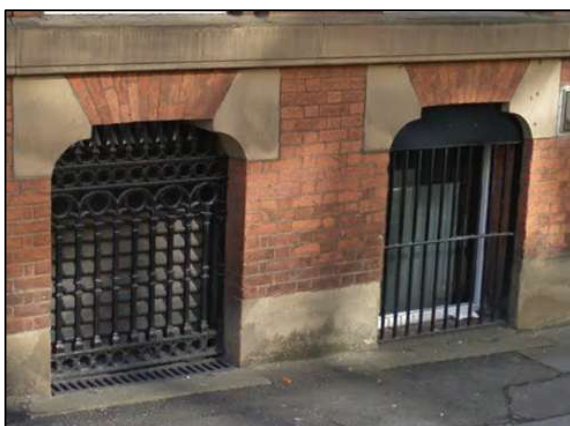


Figure 4: Photograph of metal railings on 3 St Mary's Parsonage.

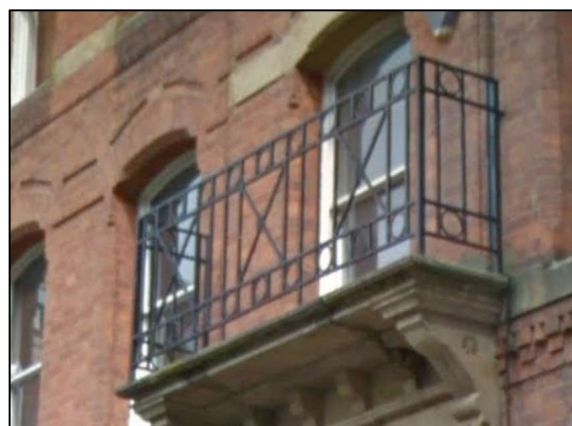


Figure 5: Photograph of metal balustrade on 2 North Parade.

For the above reasons the proposal complies with provisions of the NPPF, Core Strategy Policies SP 1, CC 9, EN 1 and EN 3; Saved UDP Policies DC18.1 and DC19.1; and the Guide to Development in Manchester SPD.

In summary and for the reasons set out within this letter the scheme is consistent with relevant national and local planning policies.

Submission Documents and Drawings

In addition to this application covering letter, the application is supported by completed application forms and the following drawings prepared by Edmondson Design Limited:

- Drawing 1939 EX 100 'Site Location Plan'.
- Drawing 1939 PL 400 'Planning Issue: Proposed Plans'.
- Drawing 1939 PL 200 'Planning Issue: Existing and Proposed Site Plans'.

The above information has been submitted alongside the application forms via the planning portal. The application fee (amounting to £298) has been paid online at the time of submission.

We trust that this information is sufficient to enable validation and determination of the application. However, if you require any further information please do not hesitate to get in touch.

Yours sincerely

