



Fw: Comments on application number 143025/LO/2025

From Planning [REDACTED]
Date Mon 23/06/2025 09:39
To Jennifer Atkinson [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]
Sent: 20 June 2025 23:11
To: Planning [REDACTED]
Subject: Comments on application number 143025/LO/2025

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Planning Objection to Listed Building Consent Application 143025/LO/2025 – Sculptural Wall (Hollaway Wall), Grade II Listed

I wish to OBJECT to Listed Building Consent Application
143025/LO/2025 for alterations to the Sculptural Wall (Hollaway Wall),
a Grade II listed structure.

1. Substantial Harm to Heritage Asset

The application proposes irreversible interventions—“laying flat large sections” and enclosing around 30 % of the wall within a new building—resulting in substantial harm to this nationally significant artwork .

The official listing emphasises the wall's:

- “imposing and striking sculptural Brutalist design that combines both special artistic and architectural interest” ;
- dual function as a rare 1960s public art sound buffer, illustrating the historical separation of people from traffic ;
- high-quality concrete engineering, showcasing Hollaway's methods developed for the Cement & Concrete Association .

The proposed alterations will result in substantial harm to the special character and significance of this listed structure. The Sculptural Wall is listed specifically for its distinctive artistic, architectural, and historic value as an integral part of the designed landscape in which it sits.

The proposed works risk the permanent loss or dilution of these defining qualities, particularly [insert relevant features here, e.g., original materials, design form, artistic detailing, etc.], as described in the official listing description.

Such harm is considered irreversible and would fundamentally erode the wall's special interest and contribution to the wider heritage context. This level of harm triggers the strongest level of policy protection under both national and local planning frameworks.

2. Inadequate Justification and Failure to Explore Alternatives

The application fails to demonstrate sufficient justification for the scale and nature of the proposed interventions. Under Paragraph 201 of the National Planning Policy Framework (NPPF), consent should only be granted if substantial public benefits clearly outweigh this level of harm. In this case, no such compelling public benefit has been convincingly evidenced.

Furthermore, there is no apparent exploration of less harmful alternatives that could meet the stated objectives while conserving the fabric and significance of the wall. This omission is contrary to Historic England guidance, which requires applicants to demonstrate that all reasonable alternative options have been properly considered to avoid or minimise harm to heritage assets.

Without such an options appraisal, the proposal is fundamentally incomplete.

3. Conflict with National and Local Planning Policy

- NPPF Paragraphs 201–202: These prohibit granting consent for works that cause substantial harm unless there is convincing justification through overriding public benefits—which are absent here.
- The proposal therefore directly conflicts with heritage protection policies at both national and local levels.
- The developer's own heritage consultants have not shown compliance with Historic England guidance requiring exploration of minimisation options before resorting to destructive interventions.

It also appears to conflict with local planning policies aimed at safeguarding listed buildings and preserving their historic and architectural significance for future generations.

In summary, this proposal constitutes unjustified and irreversible harm to a nationally important listed structure, contrary to both national and local heritage protection policy.

4. Question Over Alternatives Explored

- Have any design solutions been proposed that retain the wall's full length and character, such as positioning the new building behind rather than around it?

- Has any adaptation been considered that preserves the rough-sawn formwork, vertical slits, and sculptural projections visible in the listing description?
- Could the development layout be modified, avoiding encroachment on this rare example of mid-20th-century concrete sound-buffer sculpture?

Until such information is provided, and unless the public benefits demonstrably outweigh the harm (which at present they do not), this application should be refused in accordance with both national and local heritage protection policies.

Conclusion

I respectfully request that the applicant be required to:

- Provide a clear and transparent assessment of potential alternative solutions that would meet the stated aims with less or no harm to the listed structure;
- Demonstrate why such alternatives were not considered viable;
- Supply a full and robust justification for the proposed level of harm, including a detailed public benefit assessment as required by the NPPF.

Until such information is provided, and unless the public benefits demonstrably outweigh the harm (which at present they do not), this application should be refused in accordance with both national and local heritage protection policies.

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23/06/2025, 10:03

Email - Jennifer Atkinson - Outlook

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Fw: Application no. 143025/LO/2025

From Planning [REDACTED]
Date Mon 23/06/2025 09:40
To Jennifer Atkinson [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
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From: [REDACTED]
Sent: 20 June 2025 15:03
To: Planning [REDACTED]
Subject: Application no. 143025/LO/2025

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OBJECTION

The proposed dismembering of this Grade II Listed sculpture is neither necessary, nor appropriate. Ordinarily, in cases of listed building consent, buildings or works are subject to other pressures (weathering, structural deterioration, obsolescence) that are detrimental to their continued survival and intervention through development may be deemed fitting to preserve cultural heritage for the future. Here, no such situation exists – the only risk to the statutorily protected artwork is that of the developer's proposals. The weathering and growth of mosses referred to as detrimental in the developer's reports was an intentional component of the artists original work and should be respected and understood as such.

There is no need to dismantle the wall and no need to enclose it other than the perceived need for lettable floorspace to provide profit at the expense of culture. This is, and always has been, a public work of art. Its removal from the public domain into private space by way of enclosure is in conflict with the Planning Guidance adopted by the City Council - *Guide to Development in Manchester Supplementary Planning Document and Planning*. Schedule 2.6 declares that, 'The City's heritage is an asset' and points to 'Policy E2.7' which 'states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced' (p.4). This proposal does not preserve or enhance the artwork, it damages and diminishes it. Schedule 2.16 states that, 'site boundaries can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained' (p.6). There is not a more

original boundary condition in the city than that which is formed by the sculptural wall. UDP Part 1 Policy E2.6 encourages the retention and planting of broad leaved trees – this development will see the removal of trees along London Road that, at 60 years old, are achieving peak biodiversity and make an important contribution to the streetscape and the environment. Schedule 2.38 (p.11) states that UDP Development Control Policy DC16.1 also relates to trees within a development site. New developments will fit more easily into their surroundings if they incorporate existing landscapes, and there will be a presumption to retain existing trees and planting with a high amenity and ecological value. It is entirely possible to retain these trees and this artwork if the developer adjust their proposals which, as I stated at the outset are wholly unnecessary and are the only risk to the landscape and to the artwork (the two being integral to one another). Schedule 2.39 quotes 'UDP Part 1 Policies E2.3 and E2.4 state the Council's intention to protect important wildlife habitats and take full account of the effects of new development on wildlife itself. Natural green space plays an important part in helping to enhance people's quality of life. The Council's Biodiversity Strategy promotes a holistic approach to nature conservation which seeks to conserve, protect and enhance the numbers and variety of plants and animals.' These proposals directly contradict these local policies.

In terms of national policy, Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act require authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building. The setting of the sculptural wall is only to be damaged by virtue of the proposals and an alternative proposal would preserve its setting. I reiterate, the development makes no justification for the necessity of the intended damage to the listed structure.

Schedule 3.3 of PPG15 states that, 'Once lost, listed buildings cannot be replaced; and they can be robbed of their special interest as surely by unsuitable alteration as by outright demolition. They represent a finite resource and an irreplaceable asset.' The criteria by which alteration should be judged include its rarity, its physical features, and its setting. This artwork is unique, its physical features that distinguish it are its intact length (it is one of the largest listed artworks in the UK) and its setting, parallel to an arterial road and publicly visible, will be completely upturned by the proposed development.

Schedule 3.15 of PPG15 accepts that achieving a proper balance is difficult to achieve, but recommends that 'a better solution may be possible if a local planning authority is prepared to apply normal development control policies flexibly; or if an applicant is willing to exploit unorthodox spaces rather than set a standardized requirement; or if an architect can respect the structural limitations of a building and abandon conventional design solutions in favour of a more imaginative approach.' The only risk to the protected structure is that of the development and the architect has rejected earlier options that were more imaginative, including elevating lower floorplates and forming a cantilever that would shelter the wall and allow it to remain fully intact and publicly visible – there is a better solution that has not been adequately explored by the developer's consultant team.

In relation to demolitions, Schedule 3.16 recognises that 'The destruction of historic buildings is in fact very seldom necessary for reasons of good planning: more often it is the result of neglect, or of failure to make imaginative efforts to find new uses for them or to incorporate them into new development.' I suggest that imaginative solutions have been rejected in favour of ones that solely advantage the financial return over the cultural life of the city.

In conclusion, beyond the conflicts with manifold policies as outlined above, this important artwork is emblematic of a heroic period of British art and architecture – Brutalism is the only internationally recognised movement that originated in twentieth century Britain. Thus, this work is not only valuable as a local piece of culture, a nationally protected monument, but is of global importance. The threshold for listing for post-war (1945-80) buildings is very high and they constitute only 0.2% of the entire listed stock in the UK, this makes the sculptural wall rare and incredibly valuable. The developers have not made a justifiable case for the dismantling of the sculpture, despite the resources expended in making claims about its existing state. There are alternative solutions that would do no damage whatsoever to the listed structure and the developer should be compelled to

progress these in the interests of the public cultural landscape of the city. Were this artwork to be compromised in the way proposed there is no going back and there is little to prevent the developer from seeking further amendments once the principle of dismemberment is established. If this application is approved, it will undoubtedly be retrospectively viewed as a major error.

Yours in deep concern and sincerity

[REDACTED]

[REDACTED]

[REDACTED]

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Fw: Application 143025/LO/2025 - Hollaway Wall

From Planning [REDACTED]
Date Tue 10/06/2025 15:23
To Jennifer Atkinson [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]
Sent: 10 June 2025 15:04
To: Planning [REDACTED]
Subject: Application 143025/LO/2025 - Hollaway Wall

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Hi,

I'm not a Manc but I love your city for its energy and its super-cool architecture. For goodness' sake - you're not seriously considering knocking this down? Why do you think people COME to cities like Manchester, to see everything looking like Seattle? And why have you not given it a bit of care and attention, ie kept it clean?

Please consider that 20th Century architecture is as valuable as 15th Century architecture, and it's becoming equally scarce - perhaps more so - thanks to applications like this. If it goes through, you deserve to live in a City of Bland and you should be absolutely ashamed of yourselves and your disrespect for the architects and planners who tried to bring your city into the 20th century with real thought and commitment at a time when there was not much money about.



PS And here comes another one on UMIST...



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Fw: Objection to Planning application 143025/LO/2025.

From Planning [REDACTED]
Date Mon 09/06/2025 08:38
To Jennifer Atkinson [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
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From: [REDACTED]
Sent: 07 June 2025 12:07
To: Planning [REDACTED]
Subject: Objection to Planning application 143025/LO/2025.

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Dear Planning Officers

I originally tried to send this via the website portal but got a message back saying my objection had been truncated. Because of this, I send it here by email instead, so you can read it in full.

I strongly oppose the proposed modifications to the Holloway Wall outlined in planning application 143025/LO/2025. This structure is not merely a wall; it is a rare and exceptional example of Brutalist public art—one of the largest sculptural Brutalist artworks in the UK. Conceived with both aesthetic and practical purpose, the wall reflects artist William Mitchell's groundbreaking philosophy of integrating art with function. It is not only a striking visual landmark but also serves as a sound buffer, embodying a dual-purpose design that was visionary for its time.

Over the past 15 years, I have walked past the Holloway Wall at least once a week, each time taking a moment to appreciate its powerful presence and its significance within Manchester's architectural and cultural heritage. It is an increasingly rare encounter with post-war modernist creativity in the public realm. The proposed alterations would irreparably diminish this experience, reducing a bold public artwork to a fragmented or concealed feature, stripped of its context and impact.

As a Grade II listed structure, the Holloway Wall has been formally recognised for its special architectural and historic interest. Its listing is rooted in its sculptural unity, materiality, and artistic intent. Encapsulating it within a new construction or removing key sections would effectively

dismantle the very qualities that warranted its protection—undermining both Mitchell’s original vision and the purpose of the heritage designation itself.

Public art of this nature is intended to be encountered as part of the urban fabric—not hidden behind glass, buried within private developments, or reduced to backdrop status. To do so would not only compromise its accessibility but sever it from the physical and social environment for which it was designed.

Approving this application would set a troubling precedent, eroding confidence in the protection of listed structures. It would open the door to further encroachments on modernist and Brutalist landmarks across the city (and we have already lost too many), weakening the very foundations of conservation policy. Once we begin compromising on the integrity of protected works, we risk normalising their gradual erasure.

Manchester has a responsibility to protect its 20th-century heritage, especially rare and ambitious works like the Holloway Wall. Allowing this alteration would send a clear message that heritage protections are flexible, optional, or even expendable in the face of redevelopment pressures.

Rather than alter or subsume the Holloway Wall, the council should commit to its restoration, maintenance, and celebration as a significant piece of public heritage. This structure stands as a testament to an era of architectural innovation and civic ambition, and opportunities to preserve such works are increasingly scarce. Manchester is rightly celebrated for its architecture and built environment. It should be protecting, promoting, and enhancing that exceptionalism—not diminishing it.

I urge the planning committee to reject this application and uphold the integrity of the Holloway Wall in its original form. Let it continue to be experienced as it was meant to be: a bold, functional, and inspiring piece of public art that enhances Manchester’s urban landscape and honours its modernist legacy.

Yours faithfully



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Fw: 143025/LO/2025

From Planning [REDACTED]
Date Mon 23/06/2025 11:26
To Jennifer Atkinson [REDACTED]

Hi Jennifer,

Please see consultation response to planning application 143025/LO/2025 below.

Kind regards,

[REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
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Location address: Level 6 Town Hall Extension, Manchester M2 5DB
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From: [REDACTED]
Sent: 20 June 2025 12:55
To: Planning [REDACTED]
Subject: 143025/LO/2025

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This planning application proposes significant modification of a listed structure, which is also a finished and finite work of art.

To challenge its integrity in this way clearly contravenes the spirit and detail of its listing.

Were this piece by Anthony Hollaway a stained glass window, say, I believe its listing and integrity would be unchallenged.

The Hollaway wall can, and should be retained in whole and intact.

[REDACTED]

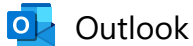
Architecture writer.

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Fw: Subject: SUPPLEMENTARY OBJECTION - Planning Applications 143025/LO/2025 & 143024/FO/2025 - Material Change in Circumstances Following Renold Building Listing

From Planning [REDACTED]
Date Mon 11/08/2025 10:58
To Jennifer Atkinson [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [REDACTED]
Sent: 11 August 2025 10:50
To: Planning [REDACTED]
Cc: [REDACTED]
Subject: Subject: SUPPLEMENTARY OBJECTION - Planning Applications 143025/LO/2025 & 143024/FO/2025 - Material Change in Circumstances Following Renold Building Listing

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Dear Planning Officer,

Further to my previous (on line) objection submission regarding the above planning applications, I am writing to submit additional objection grounds based on a material change in circumstances that has occurred subsequent to my initial comments.

- **Planning Application 143025/LO/2025** – Listed Building Consent for Alterations to Sculptural Wall (Hollaway Wall)
- **Planning Application 143024/FO/2025** – Wholesale Demolition Heritage Assets at Former UMIST Campus Site

Material Change in Circumstances: Renold Building Grade II Listing

Subsequent to the submission of my initial objection comments, the Renold Building has been granted Grade II listed status. This represents a fundamental material change in circumstances that significantly strengthens the case against planning approval for both applications.

This new listing creates a dramatically enhanced **group value** for the remaining heritage assets at the former UMIST campus, including the Hollaway Wall and other buildings proposed for demolition. The heritage assessment baseline that informed the original applications is now obsolete.

Legal and Policy Implications of Changed Circumstances

Group Value Enhancement

The recent Grade II listing of the Renold Building establishes a formal recognition of the exceptional architectural and historical significance of the UMIST campus. This listing creates a heritage cluster that enhances the significance of adjacent and related structures through:

- **Historical association** - shared institutional and educational heritage
- **Architectural cohesion** - complementary modernist design principles
- **Urban design significance** - contribution to the distinctive character of the area
- **Cultural value** - collective representation of post-war educational architecture

Policy Compliance Concerns

These applications appear to conflict with established heritage policies:

National Planning Policy Framework (NPPF)

- Paragraph 205: The recent listing materially alters the assessment of significance and required justification for harm
- Paragraph 206: The public benefits calculation must now be recalibrated against enhanced heritage significance
- **The applications are being assessed against an outdated heritage baseline**

Manchester Core Strategy and Local Plan

- Policy EN3: Heritage protection requirements now apply to an enhanced heritage group
- **The development proposals require reassessment against current heritage significance**

Specific Concerns

Application 143025/LO/2025 (Hollaway Wall)

Post-listing assessment reveals that the proposed alterations to this sculptural wall:

- Are being assessed without consideration of relationship to the now Grade II listed Renold Building
- Fail to account for enhanced significance as part of a formally recognised heritage group
- May cause greater cumulative harm to campus architectural integrity than originally assessed

Application 143024/FO/2025 (Wholesale Demolition)

The changed circumstances make this proposal particularly problematic as:

- The wholesale demolition was proposed without knowledge of the enhanced group value
- Original heritage assessments are now demonstrably inadequate
- The harm/benefit calculation requires complete recalibration

Requested Actions

I respectfully submit that the Council must:

1. **Acknowledge this material change** in heritage circumstances that occurred after application submission

2. **Suspend determination** of both applications pending comprehensive reassessment of heritage significance
3. **Require updated Heritage Impact Assessments** that properly evaluate the enhanced group value created by the Renold Building listing
4. **Mandate Historic England consultation** regarding the implications of the new listing on these proposals
5. **Request revised proposals** from applicants that address the enhanced heritage significance
6. **Apply the precautionary principle** given the irreversible nature of the proposed alterations and demolitions

Conclusion

This supplementary objection highlights a fundamental procedural and substantive issue: both planning applications were submitted and are being assessed based on a heritage baseline that has been materially altered by subsequent events. The Grade II listing of the Renold Building represents new evidence of exceptional significance that creates enhanced group value across the former UMIST campus.

Proceeding with determination based on outdated heritage assessments would constitute a failure to properly apply national and local heritage policies. The enhanced heritage significance requires fresh assessment, consultation, and potentially revised proposals.

I submit that this material change in circumstances provides compelling grounds for refusal of both applications in their current form, and urge the Council to acknowledge these changed circumstances in its determination.

This supplementary objection should be read in conjunction with my previous submission. I request notification of any further procedural steps.

Yours sincerely,

[Redacted signature]

[Redacted contact information]

Application References:

- 143025/LO/2025 – Listed Building Consent for Alterations to Sculptural Wall (Hollaway Wall)
- 143024/FO/2025 – Wholesale Demolition Heritage Assets at Former UMIST Campus Site

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Fw: Alterations to Sculptural Wall (Hollaway Wall)143025/LO/2025

From Planning [REDACTED]
Date Mon 23/06/2025 09:41
To Jennifer Atkinson [REDACTED]

Information, Delivery & Support Team
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From: [REDACTED]
Sent: 14 June 2025 14:08
To: Planning [REDACTED]
Subject: Alterations to Sculptural Wall (Hollaway Wall)143025/LO/2025

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I would like to object to this planning application please.

The Hollaway Wall is a listed structure of artistic merit which should surely not be tampered with, as it works as an artistic whole. Removing bits of a sculpture is like cutting a painting in half to fit it over the mantelpiece or chopping a few lines off a well-known poem to fit a word count.

Of course cities need to change and develop, and heritage cannot be preserved above all other considerations, but fewer and fewer structures of this era now remain. The current blandification phase of the city is surely not a good time to destroy a significant structure which represents, in a distinctive style, an important phase in Manchester's history?

Best wishes,

[REDACTED]

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19th June, 2025

Julie Roscoe
Director of Planning, Building Control & Licensing,
Planning,
Level 6,
Town hall Extension,
PO Box 532,
Manchester,
M60 2KLA.

Dear Julie Roscoe,

**FAO Jennifer Atkinson. Consultation response on Planning applications Nos:
143024/FO/2025 - Phased development of SISTER Plot C, Former UMIST Campus,
Altrincham Street, Manchester.**

**143025/LO/2025 - Listed building consent for alterations to the Sculptural Wall
(Hollaway Wall), SISTER Plot C, Former UMIST Campus, Altrincham Street,
Manchester.**

**143060/LO/2025 - Listed Building Consent for alterations to Manchester South
Junction and Altrincham Railway Viaduct, SISTER Plot C, Former UMIST Campus,
Altrincham Street, Manchester.**

Thank you for your consultation letters regarding the above planning applications which all relate to one proposal for the development of one plot (Plot C) within the wider SISTER development. We make the following comments on the proposal which we trust you will take on board as appropriate when considering each of these three applications which we appreciate relate to differing aspects of the proposal.

1. Strategic Regeneration Framework (SRF)

The SRF process enables proposers (such as developers and landowners) to put forward their proposal for a site - usually with active City Council involvement - which the City Council then approves and so effectively adopts as City Council policy. This is a far less rigorous process than is required for adopting a statutory development plan but appears to be given the same type of weight in City Council decision making. It is noted that, in this instance, the notification of local residents of SRF consultation events was inconsistent and, certainly for Granby Village residents, some notification did not, for whatever reason, take place as intended. It is also noted that formal written consultation responses made to the Council were not adequately reflected in the report that went to committee when the adoption of the SRF was being decided. For example, the officer report paid little - if any - heed to comments regarding heritage both within and adjacent to the SRF site. This sets a

basis for minimal trust in local democracy with no sense that the City Council is protecting the interests of local residents as well as supporting the aspirations of the development industry and its investors.

The planning process is 'plan led' so any planning applications would be expected to be determined within the scope of planning policy including, presumably, any relevant SRF. Our concern has always been that the SRF process makes the subsequent planning application process largely meaningless as many key decisions around, for example, use, siting, scale/massing, elevation design and access have already been made by the SRF process. One of our ward councillors has reassured us in written comments that this would not be the case and that any planning applications for component parts of the SRF site would be dealt with on their own merits and not necessarily needing to conform with the SRF. Nevertheless **various documents in the application refer to the SRF as if it provides the definitive approach towards the site and that decisions have already been made.**

Setting to one side this objection to the SRF process, the applications raise the following objections:

2. Hollaway Wall

The proposal should have been evolved to accommodate the Hollaway Wall and its setting rather than requiring harmful change to them to accommodate a particular development proposal:

Taking an appropriate, conservation-led approach towards the Hollaway Wall from the outset would have avoided the need for a good deal of the submitted Design and Access Statement to be devoted to attempting to justify the inappropriate and highly harmful approach now being proposed towards this designated heritage asset and its setting.

The submitted Design and Access Statement reflects information previously seen within the SRF proposal that shows how this listed building has been treated from the outset as an obstacle and inconvenience to the proposed development. The proposers have consistently sought a proposal that requires considerable, harmful alteration to this listed building and its setting seemingly in order to maximise the development potential of the SRF site. The overall SRF site is extensive and a different approach to this relatively small area on its eastern boundary should have been followed that acknowledged the considerable heritage significance of the wall (as acknowledged by its statutory listing) and its setting. Such an approach should have protected this listed building (including by retaining it intact) and provided an appropriate setting into the future and that allowed the remaining wider SRF proposal to be organised to achieve the overall aims of the SRF including the quantum of floorspace sought.

It is understood that in recent times the proposal has been revised to require fewer parts of the wall to be removed or laid flat on the ground to create part of a new floorscape. While any reduction in harm is welcomed, it continues to be the case that a more appropriately evolved proposal would have avoided any such harm including by ensuring the retention of the existing gated entrance at the northern end that is an integral part of the original building as listed.

The suggestion the wall is a barrier to movement excessive:

The proposal advises that the wall is a barrier to access into the SRF site but without also clearly acknowledging the extent of this barrier effect is limited. The length of the

Hollaway Wall is little different to the length of many of the publicly impermeable urban blocks within the city centre which people have no problem walking around. The wall has Altrincham Street at its northern end which is the natural route past this end of the wall for those approaching from the north, from Piccadilly Railway Station and from the east along Fairfield Street. Moving southwards from the London Road/Fairfield Street junction, the next possible route from the east side of London Road towards the site (including from Mayfield) is Travis Street which emerges onto London Road further to the south than the southern end of the Hollaway Wall. There remains a considerable length of the London Road SRF/SISTER site frontage south of the Hollaway Wall that would allow various opportunities for access into the SRF/SISTER site for those reaching London Road from Travis Street, Berry Street and Baring Street as well as from the south along London Road without the need to touch the Hollaway Wall. Such access could be achieved today by unlocking an existing pedestrian gateway (that had remained open until recent times) or by reconfiguring the external areas around the existing Morton Laboratory (identified for demolition) and the Maths and Social Sciences Building - both these form part of the SRF/SISTER site. The wall has only become a barrier because it finds itself running down the centre of a new encapsulating internal space.

The wall somehow obstructs future proposals for London Road and access into the SRF site:

Advice provided at SISTER Community Forum meetings has been that changes to the status and layout of London Road are outside the scope of the SRF/SISTER proposal and that the City Council currently has no plans for change. As noted above, if/when the treatment of London Road changes, the retention of the Hollaway Wall would not prevent various convenient and legible east-west pedestrian routes being provided across London Road directly into the SRF/SISTER site. The chosen order of phasing of development should not require such access to be provided at the expense of the Hollaway Wall when such access would be capable of being provided by future phases (including Zone F) of the development without requiring such harm to a designated heritage asset and its setting.

The deteriorated condition of the Hollaway Wall is incorrectly used to justify the current harmful proposal:

The wall was built for, and has remained a part of the University - the University retains involvement in the SRF site and its regeneration. It is the University that has failed to appropriately maintain the listed building and its setting, and (as noted by the National Planning Policy Framework) its deteriorated condition should not be used to justify the harmful proposal. It was also the University that installed green wire mesh fencing within the setting and physically affixed it to the listed building (with associated harm) possibly without the benefit of planning approval. There is now an opportunity for the University (via its involvement in SISTER) to ensure the wall is appropriately restored and to ensure the appropriate treatment of the setting which, if designed sensitively, could provide for a more active, publicly accessible external space such as an outside seating for a cafe provided (possibly as a part of a new building) adjacent to the southern end of the wall.

The retention of the wall would hinder an access into the site if Network Rail pursue a proposal to widen the railway viaduct:

It had been understood that the past proposal for the widening of the railway viaduct to accommodate two extra through-lines at Piccadilly Railway Station had been abandoned despite this capacity issue being part of the justification for implemented works in Castlefield that caused substantial harm to heritage assets there. The current SISTER proposal suggests this may not be the case and, if so, would require the eastern end of

Altrincham Street to be closed. This needs to be clarified as surely this has implications for the SISTER proposal in terms of the envisaged access to and through the SRF/SISTER site, the siting/design of the proposed building and the treatment of the railway viaduct arches. Any need to accommodate Network Rail's proposal should not, however, be used as a justification for harming the Hollaway Wall including its gated return element to Altrincham Street as a part of this SISTER proposal. Instead alternative means of legibly accessing the SRF/SISTER site would need to be devised.

Hollaway Wall conclusion:

As noted in the NPPF, heritage assets are an irreplaceable resource and should be conserved so they can be enjoyed for their contribution to the quality of life of existing and future generations. We object to the proposed harmful and unnecessary alteration of the Hollaway Wall and its setting which would be avoided if their heritage significance were to be fully acknowledged and a more appropriate and sensitive proposal evolved. The provision of an appropriately located/designed interpretation board as a part of the proposed development would better reveal the heritage significance of the wall.

3. The proposed treatment of the viaduct arches to create new frontages

The existing Altrincham Street elevation of the Grade II listed railway viaduct includes a variety of treatments of the arch openings - some open, some completely infilled others infilled but including a variety of door and window openings. This represents a process of historic change that has heritage significance rather than modern day alteration with little or no such significance. This variety of treatments contributes to the heritage significance of the viaduct and to its visual interest within the streetscene. The proposal merely removes any existing infills and provides the archways with a uniform, homogenous frontage treatment resulting in the loss of historic built fabric as well as the ability to understand the way in which the use of the arches has differed and evolved over time. It diminishes the heritage significance of the structure including by removing visual interest. This approach gives rise to an objection to this element of the proposal. A revised proposal that enables the re-use of the arches while protecting their heritage significance should be possible but would require a bespoke approach to each archway and possibly accepting that not all arches would readily accommodate the same range of future uses as is currently proposed.

4. The proposed demolition and design of the new building

Objection to the demolition and alteration associated with the Hollaway Wall and railway viaduct archways is covered above. Objection is also raised to the proposed demolition of the 'butterfly steps' that lead from Altrincham Street down to the Bowling Green which are an iconic element of 1960's design and an intrinsic part of the setting of the 1960's buildings being retained including the adjacent Renold Building. The retention of this structure would not preclude the proposal for widening Altrincham Street (and provision of a concealed service vehicle route below), the provision of a suitably designed/incorporated route for disabled people or high quality external space to replace the Bowling Green.

Otherwise the need for the other proposed demolition is understood without objection (although the weakening of the distinct modernist character of the area is regretted) provided the design of the proposed new building seeks to incorporate details and use of materials that have a resonance with the special 1960's character of this site. The elevation articulation and detailed use - as well as the type and quality - of elevation materials will be critical to the success of the appearance of the built form.

The ground level siting of the new building as it fronts London Road would need reconsideration if the proposed harm to the Hollaway Wall is to be avoided. However, a high quality design could perhaps include upper floors that project over the wall provided such projection would be well clear of the top of the wall. The reasons for dismissing this option in the Design and Access Statement are not particularly strong and could be overcome with sufficient thought and is far more preferable to the far more harmful encapsulation and alteration of the wall now being proposed. Given the student accommodation building that is already underway immediately to the north of the proposed building, perhaps the height of the half of the proposed building as it fronts London Road could be increased slightly to compensate for the loss of area due to better accommodating the Hollaway Wall?

5. Proposed internal and external uses

The area within which Granby Village is located already has a range of uses that can generate disturbance for the large number of local residents living within it. This can be from the everyday use of buildings and associated external areas (such as the bars and night clubs in the Canal Street area, Mayfield Depot, the Pendulum Hotel (Sackville Street), comings and goings relating to venues on the southern end of Princess Street, and the Retro Bar (operating until recently and also on Sackville Street). This is especially the case where acoustic measures are negated by, for example, doors being propped open. Sackville Gardens and Mayfield Park are used for various organised events that include amplified sound systems. Then there is a range of anti-social behaviour and vehicle noise (including loud music from vehicles, revving and car horns). It may be useful to note that in recent times a nightclub use in the vicinity of the Mayfield Depot gave rise to such a level of noise in Granby Village that the Council officers attending confirmed it was causing noise nuisance requiring action.

The proposed animation of the SISTER/SRF area is welcomed in principle but only if the proposed internal and external uses do not increase the level of disturbance already being experienced by residents. We request that all the various internal and external uses that could be encompassed by the permission being sought are considered with the possibility of excluding uses that by their nature would be likely to be inappropriate in a largely residential area. For any remaining uses that are to be included within any permission we request enforceable conditions appropriate for each type of use and its location. For example, external uses and events should not include amplified sound and should be located centrally within the site. Internal noisy uses such as those with amplified sound or just due to sheer numbers of people must have acoustic measures that are implemented and maintained. Hours of operation should be in place especially for any external areas associated with, for example, bars and other food, drink and entertainment venues including for external smoking areas. Refuse stores should be adequate in size and accessed internally to avoid the noise of bottles being emptied into externally accessed refuse bins late at night.

6. Proposed new east-west service route (including concealed service tunnel under Altrincham Street

The SRF shows a continuous, straight east/west route linking London Road to Princess Street along the line of Altrincham Street with the inference that it would have a consistent status along its length - the same width and quality. However, the proposed concealed service route runs under this pedestrian route. It is unclear how the proposed service route

will emerge from its concealment to presumably ramp up to Sackville Street while ensuring the new width and alignment of the Altrincham Street pedestrian route is maintained. It is also unclear how this will manifest itself. Views from Sackville Street - a principal gateway route into the City Centre - should not include a yawning, gated utilitarian ramp entrance or tunnel mouth. This should be understood now as it is within the SRF/SISTER site even though outside the Plot C application site.

Yours sincerely,

[REDACTED]



Planning Applications: former UMIST campus

From [REDACTED]

Date Tue 17/06/2025 11:16

To Jennifer Atkinson [REDACTED]

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June 17th 2025

Re: Planning Applications 143024/FO/2025 ; 143060/LO/2025 ; 143025/LO/2025

Dear Ms Atkinson,

Thank you for your correspondence about the proposed planning applications for the former UMIST campus area in central Manchester. As a resident of Granby Village, M1 7AX for the past 26 years, I am writing to raise objections to any building work in this area for the following reasons.

1. The M1 area is densely populated and is already acutely short of open, recreational spaces

The UMIST campus is a peaceful, lawned, landscaped area (recently re-landscaped with new trees) and is frequently used by the local community for walks, jogging, pet exercise, sunbathing, and for children's play. It was a lifeline during the COVID pandemic as a place to exercise (a scenario that may re-occur in the future). Central Manchester has an acute lack of such spaces; Sackville Gardens are too small for the purposes outlined above, and the newer Mayfield Park is a substantial distance away – across the busy London Road – from many M1 apartment blocks. The loss of the UMIST space would reduce local residents' recreational options considerably.

2. The M1 area has reached saturation point with recent construction work

In recent times, against residents' wishes, plans for accommodation / retail units have been approved, such as the enormous New Square development opposite Canal Street. This reduced the natural light reaching the apartments of nearby residents. Part of the lawned area opposite the railway viaduct / UMIST campus is now under construction for what appears to be multi-floored student accommodation. The few remaining open spaces in M1 are constantly being encroached upon.

3. No compelling reason for further "office space" / "retail outlets" and other options available for these

The proposed loss of the UMIST campus area for the purpose of building offices and retail outlets is unconvincing in the extreme. Across the UK, hybrid working is now the norm, and there is no statistical indication of office use returning to pre-COVID levels; this undermines any argument in favour building new office blocks. M1 residents have no shortage of retail outlets, bars, restaurants, etc. If there is a need for new office blocks and retail outlets, there

are various derelict buildings in central Manchester locations that can be repurposed (see my final paragraph) and I feel that most residents – including myself – would support that.

4. Further construction would cause environmental and traffic problems

Building new office blocks, shops, bars, etc, on the UMIST campus would be a gravitational pull for people who would work there and use those facilities. The density of traffic in M1 is already considerable and it is not clear to me how the influx of extra cars and other vehicles would be dealt with. Traffic / parking issues would become more problematic than they are now. What extra parking facilities would be provided to mitigate this? Doing nothing would not be an option.

While I recognize the need to stimulate the local economy, the prevailing mindset of monetizing / exploiting every “spare” metre of space in central urban areas usually results in short-term profit for the few and in a deterioration in the quality of life for local residents. The UMIST campus is frequently used by local residents and is one of the few remaining open spaces in a densely populated area; once these are gone, they are lost forever.

There are numerous opportunities to repurpose existing buildings; for example, the old “Cornerhouse” building - in a prime plot opposite Oxford Road station - seems to have fallen into disuse again. I would argue that regenerating / repurposing existing built-up areas is the way forward here.

Thank you for considering my viewpoint; I would politely ask that these planning applications are rejected.

Kind regards,

[Redacted signature]

[Redacted contact information]

[Redacted contact information]