Paul Butler Associates
Planning, Development & Heritage Consultants

07.08.2026

Jennifer Atkinson
Manchester City Council
Planning,
P O Box 532,
Manchester,
M60 2LA

25.2233

Dear Jennifer,

**Application for Listed Building Consent: 50 Newton Street, Manchester**

**Introduction**

On behalf of our client, please find enclosed and attached an application for Listed Building Consent for proposed repair works to 50 Newton Street.

The works comprise the replacement of the roof, repairs and replacement of rainwater goods, window repairs, graffiti removal, structural interventions at parapet level, and repointing and masonry repairs. Further detail is given within the supporting Design, Access and Heritage Statement and associated plans.

These works are considered repair works to protect and safeguard the building while the client develops further options for re-use of the interior spaces. As such, no works to the interior are proposed within this application and while some non-essential works are proposed that were considered desirable to undertake to achieve heritage enhancements (e.g. removal of cement render) the package is intended as those repair works that require immediate action.

As the works entail the replacement of the roof Evergreen Ecology undertook a bat roost potential assessment and subsequent dusk emergence survey. The building had a negligible to low bat roost potential and the emergence survey confirmed no bats were recorded.

**Information submitted**

Plans

- *MNS01-DR-1000-3P-1-RoofPlanasExisting.pdf* – Existing Roof Plan by Donald Insall Associates
- *MNS01-DR-2000-3P-2-RoofPlanRepairs.pdf* – Proposed Roof Plan by Donald Insall Associates
- *MNS01-DR-3000-3P-1-KeyDetails.pdf* – Existing and Proposed Roof Section by Donald Insall Associates
- *MNS01-DR-1110-3P-1-SouthElevationasExisting.pdf* – Existing South Elevation by Donald Insall Associates
- *MNS01-DR-2210-3P-2-SouthElevationRepairs.pdf* – Proposed South Elevation by Donald Insall Associates

- *MNS01-DR-1111-3P-1-NorthElevationasExisting.pdf* – Existing North Elevation by Donald Insall Associates
- *MNS01-DR-2211-3P-2-NorthElevationRepairs.pdf* – Proposed North Elevation by Donald Insall Associates
- *MNS01-DR-1112-3P-1-EastElevationasExisting.pdf* – Existing East Elevation by Donald Insall Associates
- *MNS01-DR-2212-3P-2-EastElevationRepairs.pdf* – Proposed East Elevation by Donald Insall Associates
- *MNS01-DR-1113-3P-1-WestElevationasExisting.pd* – Existing West Elevation by Donald Insall Associates
- *MNS01-DR-2213-3P-2-WestElevationRepairs.pdf* – Proposed West Elevation by Donald Insall Associates

Scaffolding

- *JM26-0063A-A.pdf* – Newton and Hilton Street Elevation Scaffold by JM Scaffold Design
- *JM26-0063B-A(3).pdf* – Car Park and Port Street Elevation Scaffold by JM Scaffold Design
- *JM26-0063C-A.pdf* – Scaffold section by JM Scaffold Design
- *JM26-0063D-A.pdf* - Scaffold section by JM Scaffold Design
- *JM26-0063E-A.pdf* - Scaffold section by JM Scaffold Design
- *JM26-0063F-A.pdf* – Scaffold Plan View (beam level) by JM Scaffold Design
- *JM26-0063G-A.pdf*– Scaffold Plan View (platform level) by JM Scaffold Design
- *JM26-0063H-A.pdf* - Scaffold Plan View (roof level) by JM Scaffold Design
- *JM26-0063I-A.pdf* – Scaffold through tie detail by JM Scaffold Design
- *JM26-0063J-A.pdf* - Scaffold through tie detail by JM Scaffold Design
- *JM26-0063K-A.pdf* – Scaffold fixing detail by JM Scaffold Design

Other

- Planning Forms by Paul Butler Associates
- Location Plan by Paul Butler Associates

- *50 Newton Street, DAHS 07.08.2026.pdf* - Design, Access and Heritage Statement by Paul Butler Associates
- Bat Report Final.pdf – Bat Survey by Evergreen Ecology
- *MNS01-SP-3P-2-7000-Specification Document.pdf* – Works Specification

Following the site visit with Paul Mason and James Bridgman on 23rd March 2026 Council officers will be aware of the deteriorating condition of the building and the extent of water ingress and the urgency and necessity of the works. As such, we have provided a detailed temporary scaffold design as part of the application with a view to allow the scaffold erection and temporary roof covering post-consent without the need for further delay in condition discharge of this element, however, should you require any further information feel free to contact me.

We look forward to continuing working closely with the Council's officers in progressing this application through to submission and determination.

Yours sincerely

M Clifford

**Mark Clifford, IHBC**
Principal Heritage Consultant