

**MANCHESTER CITY COUNCIL**

**PLANNING AND HIGHWAYS**

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**on planning applications to be considered by  
the Planning and Highways Committee**

**at its meeting on 13 April 2023**

**This document contains a summary of any objections or other relevant representations received since the preparation of the published agenda. Where possible, it will also contain the Director of Planning, Building Control & Licensing's own brief comment.**

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 13 April 2023

**Item No.** 5

**Application Number** 121195/FO/2018 &  
121196/LO/2018

**Ward** Piccadilly Ward

**Description and Address**

Demolition of all non-listed buildings (with exception of partial retention of the Rosenfield Building facade), partial demolition and alterations to 29 Shudehill, and erection of a new building comprising ground floor plus part 2, part 7, part 8, and part 19 storey to include 175 residential units (Use Class C3) together with flexible ground floor commercial floorspace (Use Class E), new public realm, cycle parking (90 spaces), and other associated works.

LISTED BUILDING CONSENT for works to 29 Shudehill associated with partial demolition and alterations to 29 Shudehill, and erection of a new building comprising ground floor plus part 2, part 7, part 8, and part 19 storey building to include 175 residential units (Use Class C3) together with flexible ground floor commercial floorspace (Use Class E), new public realm, cycle parking (90 spaces), and other associated works following demolition of all non-listed buildings with the exception of the partial retention of the Rosenfield Building façade.

Land At Shudehill, Manchester, M4 2AD

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**1. Director of Planning - Further Observations**

1 letter of support has been received which states that the plans look awesome & they'll have a positive impact on the surrounding area.

3 further objections are summarized below:

- The development does not respect its surroundings nor retain as much of our heritage as it should.
- The buildings which will be demolished have much potential. Kampus demonstrates what can be done to refurbish buildings to a great state and a lovely community.
- The façade retention looks ridiculous.
- The near demolition of a listed building sends the wrong message to developers

- The quality of this building is poor. The scale is too much next to the historic buildings and the demolition doesn't match the legally mandated aspiration to become carbon neutral by 2050.
- The demolition might be justified if replaced by buildings of high architectural merit. But the replacement buildings are not high quality and are generic and unappealing. The design doesn't attempt to complement the environment and the impact on the landscape/cityscape would lower its quality.
- Manchester aspires to be a world class city and should expect much more from its built environment in a central and prominent location.