

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127295/LO/2020

Date registered valid: 3 August 2020

Proposal: LISTED BUILDING CONSENT for the replacement of the deteriorated timber boards with composite decking (Associated Planning App: 127664/FO/2020)

Address: Deansgate Locks , Whitworth Street West, Manchester, M1 5LH

Ward(s): Deansgate Ward

Applicant: Aberdeen Standard Investments C/o Agent

Agent (if any): Mr Luis Perez JLL Landmark, 1 Oxford Street, Manchester, M1 4PB

Case officer: Joe Hobbs
Tel: 0161 600 8772
Email: j.hobbs@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 September 2020

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 August 2020 Expired: 27 August 2020

Site notice

Posted: 14 August 2020 Expired: 4 September 2020

Press advert

Published: 11 August 2020 Expired: 1 September 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area:

Tree Preservation Order:

Description of area

The application site is the walkway situated alongside and attached to the Section of the Grade II listed Castlefield Railway Viaduct known as Deansgate Locks on the Rochdale Canal. The Castlefield Railway Viaduct is a grade II listed structure and consequently has national significance. The remaining historic fabric (the iron bridges and the brick arch exterior) provides direct evidence of the original Victorian design. The remaining historic fabric provides evidence of bridge and viaduct construction techniques at that time. The Castlefield Railway Viaduct also provides evidence of the development of the railway network within Manchester during the late nineteenth century, associated with three important railway companies (the Midland Railway, which built the viaduct, the Great Northern Railway and the Manchester, Sheffield and Lincolnshire Railway). The railway arches on this immediate stretch have all been converted into A3 and A4 uses with associated external advertisements.

The raised walkway, built of steel with a boarded surface, extends along the south fronts of all of the arches at street level; below this is a lower level just above the canal surface. The structure of the raised walkway is cantilever steel tapered T-sections supporting a timber joist arrangement, which in turn supports the decking floor of the walkway, laid diagonally. The decking is covered with a non-slip covering in board form, mechanically fixed by screws to the timber decking. Three footbridges across the Rochdale Canal, built with a similar structure of steel, timber joists and timber decking, link the walkway and commercial units to Whitworth Street West. These structures have metal railings surmounted by steel handrails along the

edges. Planning consent for the conversion of the viaduct arches at Deansgate Locks was granted in September 1997, following which they have been developed for commercial use, including with the insertion of the walkway and bridges over the canal. Deansgate Locks now houses several bars and a comedy venue, public access for which is provided by the walkways and footbridges.

Description of development

Listed Building Consent is sought for the replacement of the timber that makes up the footways. The condition of the timber of the raised walkway and three footbridges has deteriorated, such that a condition survey has concluded that they have reached the end of their life. The supporting steel structure is generally in adequate condition although some trimming members are heavily corroded and require replacement. The timber joists are rotten in many areas and some are deemed inadequate. There is widespread wet rot and damage to the timber boards laid above the joists on both the walkway and the footbridges, revealed when the non-slip covering is removed, to the point where there is a risk of people falling through. The fixing of the non-slip covering is failing, and the surface is buckling. This application seeks planning consent to replace the deteriorated timber boards with new non-slip composite decking.

The proposed works would comprise the following:

- Remove existing non slip covering and dispose.
- Remove existing rotted timber decking boards and dispose.
- Remove existing rotted timber joists and dispose.
- Provide new treated timber floor joists which span between existing steelwork supports.
- Provide new non-slip composite decking to specification as above.

For the avoidance of doubt, the profile height and area would remain as per existing with no changes in area or level.

Consultations & Notification Responses

Publicity was made regarding the proposals in the form of a site notice and an advert in the local press. No representations were received.

Local neighbours were notified of the proposals as per Appendix 1. No representations were received.

Issues

The main issues to consider with regards the proposals are as follows:

Impact on character of listed building -

The proposed works comprise the replacement of the existing timber joists and decking of the walkway and bridges at Deansgate Locks, Manchester. No increase in the floor area or profile height of the decking nor alteration to drainage is proposed. There are no access changes proposed as part of the works. Access for staff and customers to the units would remain as existing from Whitworth Street West via the existing bridges over the Rochdale Canal.

The proposed development would not change the physical or visual access to the heritage assets. The proposals also would not have a negative impact on the key views of the designated heritage assets, as no change to the floor area or structure of walkway and footbridges is proposed.

The proposed works would involve a change in the materials used in the walkway. Timber joists supporting the decking would be replaced with treated timber joists and where applicable treated timber wallplates which rest on the existing steel structure. The decking, previously of timber and approximately 20 years old, would instead be of a composite material of identical dimensions which would be very similar in appearance but more durable. The change in the form of the walkway would be minimal and the change in appearance would be minimal. The walkway and footbridges have previously enabled the retention of historic fabric by way of contributing to a sustainable and viable future for the Viaduct but the current condition of the walkway constitute a threat to this. The proposed replacement of decking would therefore ensure the continued safe and viable use of the heritage asset. The proposed development would not change the general character and land use of the proposal site but would allow safe continued access and, consequently economic viability. The form and appearance of the proposed works would overall have a neutral impact on the setting of the heritage assets. The proposal is not considered to cause harm to the heritage asset.

For the above reasons, the proposal is considered to be acceptable and consistent with policies SP1 (Spatial principles), EN3 (Heritage), CC9 (Heritage) and DM1 (Development Management) of the Core Strategy and saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of the planning application, officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance this has included advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Decking General Arrangement 4174-008-204

Location Plan 4174-008-100

Planning Statement by JLL

Heritage Statement by Kathryn Sather and Associates

received by Manchester City Council as Local Planning Authority 3rd August 2020

Email from JLL at 16:07 on 28.08.2020 containing method statement from Contract Services R and R Ltd

Slips, Trips and Falls Policy

RA102 - Hazard Analysis and Critical Control points

Deansgate Locks location Plan

RA047 Working Near Water

Construction Work over/near water IMSSMD

HSE Personal Buoyancy L25

Wils Disease Policy

RA042 Public Visitors Safety

RA048 Violence against staff

19.0 Organisation

all received via email 28th August 2020

For the avoidance of doubt, the development hereby approved shall be carried out in accordance with all the drawings and documents listed above.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

Samples and specifications of all materials to be used on all external elevations and all parts of the decking/walkway.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the City of Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

4 Whitworth Street West, Manchester, M1 5WY

Second Floor, 4 Whitworth Street West, Manchester, M1 5WY

First Floor, 4 Whitworth Street West, Manchester, M1 5WY

5 Century Street, Manchester, M3 4QL

ANEXSYS LTD, Ground Floor, 4 Whitworth Street West, Manchester, M1 5WY

Flat 165, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 161, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 158, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 147, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 139, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 105, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 32, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 17, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 3, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Arch 11, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH

Flat 154, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 149, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 121, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 119, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 117, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 116, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 79, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 67, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 63, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 42, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 34, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 23, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 15, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 4, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Basement To First Floor, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY

2B Whitworth Street West, Manchester, M1 5WZ

Flat 168, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 160, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 143, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 133, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 110, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 109, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 95, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 90, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 57, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 66, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 60, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 59, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 53, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 52, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 50, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 49, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 48, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 47, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 46, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 45, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 44, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 39, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 33, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 30, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 20, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 11, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 10, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 9, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 2, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Third Floor Boot Room, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Flat 135, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 166, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 153, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 140, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 85, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 81, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 65, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 61, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 58, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 37, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 12, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Arch 2, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Arch 7, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Arches 3 And 4, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Flat 157, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 155, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 152, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 128, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 111, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 101, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 97, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 83, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 75, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 73, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 69, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 55, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 41, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 25, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 38, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 35, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 31, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 18, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 16, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 6, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Arches 5 And 6, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Flat 170, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 163, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 159, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 118, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 108, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 96, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 82, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 80, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 68, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 54, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 51, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 21, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 1, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 137, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 150, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 141, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 138, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 134, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 125, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 123, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 120, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 115, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 114, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 102, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 99, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 94, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 76, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 71, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 64, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 56, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 40, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 36, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 28, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 26, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 22, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
SUGAR BUDDHA, Arch 12, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Arches 9 And 10, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Third Floor, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Flat 169, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 162, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 132, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 148, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 146, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 136, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 131, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 130, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 129, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 126, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 107, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 127, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 103, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 93, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 92, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 91, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 87, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 84, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 78, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 77, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 74, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 43, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 8, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 29, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 24, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 13, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 7, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Arch 1, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Basement, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
9 Century Street, Manchester, M3 4QL
Second Floor, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CITY1