



Paul Butler Associates

Planning, Development & Heritage Consultants

13 August 2025

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

FAO Michael Pearson

Our ref: 18.1206

Dear Julie,

Application for Listed Building Consent for Installation of Services adjacent to The Stables, Paradise Wharf, Ducie Street, Manchester, M1 2JN

Please find enclosed an application for listed building consent for the installation of services to land within the curtilage of listed buildings, namely the Stable Block to the South East of Junction Works at Paradise Wharf (list entry 1200857) and the Former Junction Works at Paradise Wharf (list entry 1217852). The services are required to be installed to serve the proposed construction of four townhouses which were granted permission under application ref 132574/FO/2021, which was approved on 29.07.2022.

The Proposals

The application proposes the installation of services along the existing access road to the west of The Stables building. The services will be installed in the ground between The Stables and the below ground cellars as identified on the 'External Services' drawing 0001 rev P2. The works will require removal of the existing stone setts and flags to the access road, excavation for installation of services to various depths, and re-instatement of the setts. A proposed methodology for this is provided at section 4.3 of the submitted Written Scheme of Investigation (prepared by Paul Butler Associates).

Heritage Policy Context

The NPPF Chapter 16: Conserving and enhancing the historic environment sets out the national planning policy in relation to heritage. Of most relevance is paragraph 215 which states that, 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.

Manchester City Council Core Strategy (2012) Policy EN 3 Heritage states:

'throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.' ~~New developments must be designed so as to support the~~

31 Blackfriars Road, Salford, Manchester M3 7AQ

t. 0161 835 3530  w. www.paulbutlerassociates.co.uk

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~~Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Superseded by Places for Everyone JP-P2: Heritage – See below.~~

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

The UDP was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP which are relevant to the proposed scheme include: Policy DC19 'Listed Buildings' which seeks to ensure that development does not have a detrimental impact upon the setting of listed buildings.

The Places for Everyone Plan (2024) was adopted by Manchester City Council in March 2024, the policy relevant to heritage assets (Policy JP-P2: Heritage) –

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings.

Heritage Statement

A previous Planning and Heritage Statement was submitted with the main application (dated 20 December 2021) and should be referred to where relevant.

Designations

The application site relates to land to the south of The Stables, Paradise Wharf, Ducie Street, Manchester, M1 2JN. The broadly triangular site is bounded by the accessway to the adjacent Stables building, the Whittles Croft Wharf development, Paradise Walk, and the Ashton Canal. The Grade II Listed Stables building is located immediately north of the site. The Grade II* Store Street Aqueduct lies to the south of the site and further North is the Grade II Listed Former Junction Works.

The site area comprises the area of open land in the service yard with a granite sett surface. Beneath this are a series of below ground brick arches. Manchester City Council have confirmed that the granite sett surface and below ground arches would be considered curtilage listed.

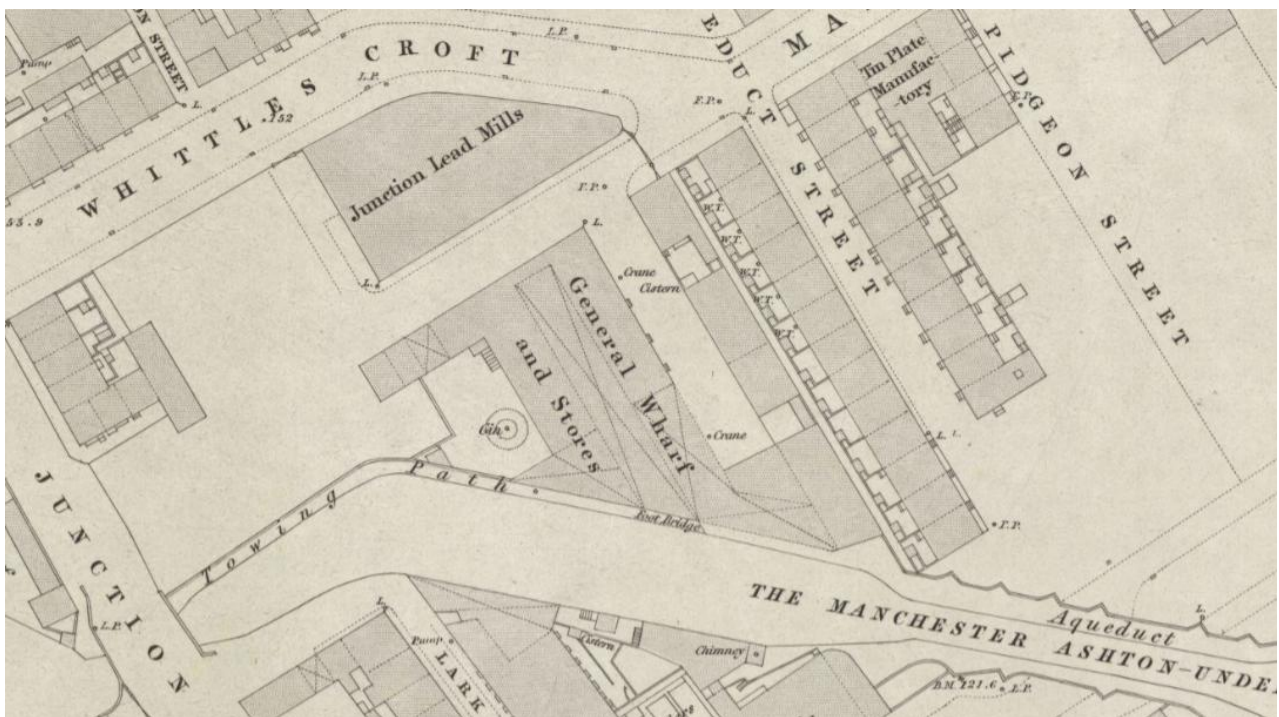
The stables building is early to mid-19th century; as well as noting the building's physical features, decoration and materials, the list entry also identifies it as having been listed on the basis of its 'group value', presumably due to its proximity and relationship with the Junction Works building to the north, and the nearby canal-related infrastructure.

Historic Background and Significance

Historic map regression shows the site's surroundings as developed from at least 1851 up to around 1922. The 1851 OS Map identifies a 'General Wharf and Storage' building which includes / covers part of the site. The 'X' on parts of the building suggests it was open at ground floor and it likely consisted in part of a canopy and section of canal wharf for the unloading and loading of goods from the canal.

The 1891 OS Map suggests that a narrow canopy now extended over the Ashton Canal at the perimeter of the site, to provide additional cover. Whilst the buildings appear to still occupy the site during the early part of the 20th century, by 1922 they have been removed in part, and by the 1950s, the site appears to have been cleared. The site may have remained in this condition since, although a high scale OS Map in 1993 may suggest there was a structure in place at this time.

The red brick vaults below ground are likely storage for the General Wharf and Stores building that no longer survives. The tarmac surface and setts in a circular pattern to the south of the Stables Block were laid in the 1990s when the building was converted to office use, while the setts and paving stones to the immediate west of the Stables Block may also have been laid when this area was redeveloped but there is potential for them to be historic. Nonetheless the traditional granite sett surface does make a positive contribution to significance in the form of setting.



Manchester and Salford Sheet 29. Surveyed: 1849, Published: 1851.

Impacts upon significance

The below ground arches will not be directly impacted by the proposals and therefore no direct harm will arise.

The current granite sett surface is in part over land that included the now demolished Stores Building, and it would be reasonable to assume these setts are recent additions following the demolition of the building or the stables conversion.

Their significance relates to their visual contribution to the setting of the group of heritage assets. The cobbles are to be carefully numbered, lifted and following the installation of services they will be reinstated.

An archaeologist shall be present during groundworks associated with the development. This shall include the stripping of tarmac and upper surfaces of the site, as well as any ground levelling and excavation for foundation footings and/or services.

Post-works the granite setts will be reinstated in their original locations and the visual relationship and positive contribution they make to the setting of the group of heritage assets will be maintained. Therefore, there will be no harm to significance of any heritage assets and no further public benefits required to outweigh this harm although these works will allow for the delivery of the approved high quality residential scheme that will provide family housing in the City Centre,

The proposals are therefore fully compliant with both national and local planning policy in that they conserve all heritage assets.

Design and Access Statement

The proposed services are to be installed below ground level to serve the construction of four new townhouses. The quantum of services is the minimum required to facilitate the development, and the drainage proposals have been informed by the drainage hierarchy to connect to the most sustainable route feasible. Given that the services will be below ground level and the setts will be reinstated, there are no design or access implications of the proposals. Any new manhole covers will use appropriate materials, such as traditional iron manhole covers.

Supporting Information

The following documents and drawings have been provided in support of the application:

- Application form and completed ownership certificates (prepared by Paul Butler Associates)
- Covering Letter including Heritage Statement and Design and Access Statement (this document)
- Archaeological Desk Based Assessment (prepared by Paul Butler Associates)
- External Services Drawing no. 0001, rev P2 (prepared by Clancy).

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

Yours sincerely



Lynsay Ewart BSc(Hons) MSc MRTPI IHBC
Principal Planner

Cc Mike Purcell; Victor (M1) Ltd