

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143519/FO/2025

Date registered valid: 29 August 2025

Proposal: External alterations for replacement entrance door and reinstatement of rear fire door.

Address: Hope Mill, 113 Pollard Street, Manchester, M4 7JB

Ward(s): Ancoats & Beswick Ward

Applicant: David French Hope Mill Partnership Llp

Agent (if any):

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 October 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 8 September 2025

Standard consultations:

Printed: 3 September 2025

Expired: 24 September 2025

Neighbour notifications

Printed: 3 September 2025

Expired: 24 September 2025

Site notice

Posted: 8 September 2025

Expired: 8 September 2025

Press advert

Published: 9 September 2025

Expired: 30 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II*

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application site relates to the Grade II* Listed Building Hope Mill, situated on Pollard Street within the Bradford ward of East Manchester.

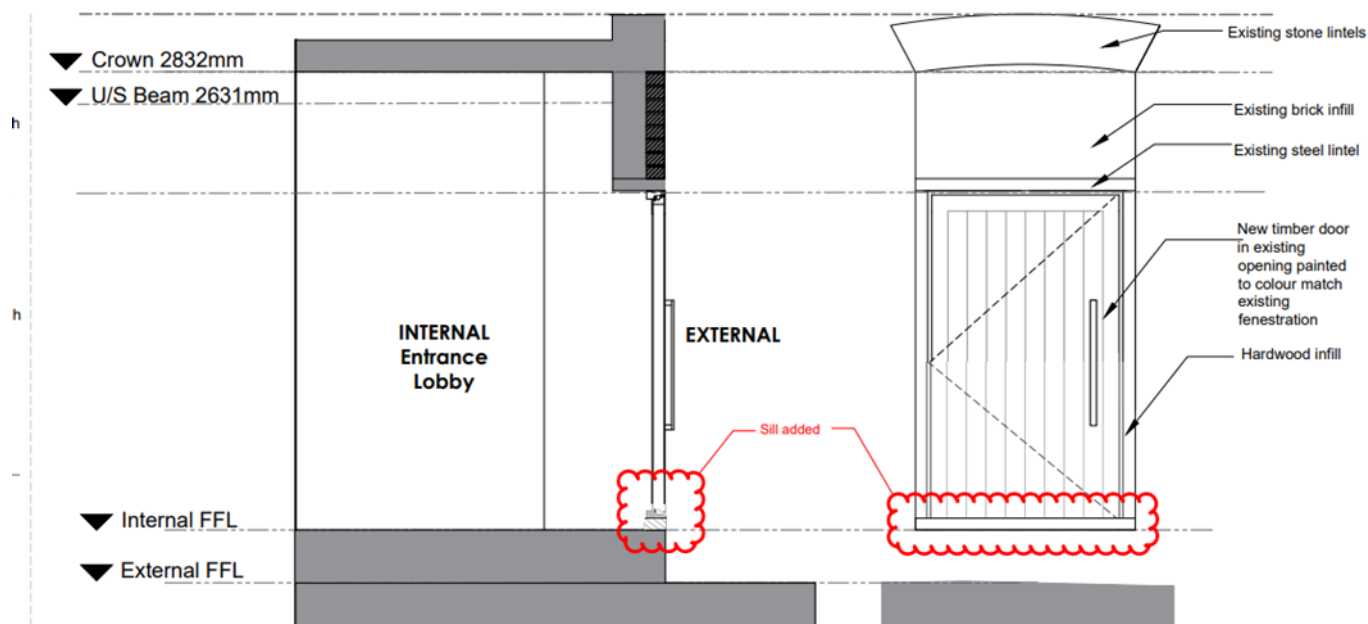
Hope Mill is a seven-storey building constructed in the 19th Century as a Cotton Mill associated with the industrialisation of this part of Manchester. The building is currently used as a mix of offices, creative spaces and part of the ground floor is recently vacant.

The use is known for supporting the arts and creative industries and for the ground floor café and Hope Mill Theatre.

In the surrounding area there commercial and industrial uses to the east of the site. There is several residential properties to the south and west of the site. Also, there is the Urban Splash development consisting of residential properties to the north of the site across the Ashton Canal.

Description of development

Planning permission is sought for external alterations for replacement entrance door and reinstatement of rear fire door.



Proposed Section and Elevation



Main entrance door



Existing bricked up fire escape door

Consultations & Notification Responses

Publicity – The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre
- Policy JP-P1 - Sustainable Places
- Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy CC9 – Design and Heritage

- Policy CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC19 – Listed Buildings
- Policy JP-P1 - Sustainable Places
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Issues

Background

The original submission referred to the reinstatement of windows to the ground floor which is no longer proposed under this application.

Hope Mill is currently occupied by tenants within the arts and creative industries. The largest occupiers are AWOL Studios who occupy nearly half the floorspace and Hope Mill Theatre who are located towards the northeast of the site.

The current use of Hope Mill has operated for twenty years as one of the largest independent centres for the arts and creative industries in Manchester. The current use offers spaces for tenants, community events and opportunities for younger people, including those who have special educational needs, a disability and/or are from marginalised or vulnerable groups.

Visual Amenity and Heritage

The proposal includes the replacement of the main entrance door (fronting car park) and the reinstatement of a fire door to the rear elevation. The new doors will be designed to match existing, and the detailed design includes a bottom rail incorporated into the design. The appearance would have a similar design to the Theatre doors. They would be finished in black to match the fenestration.

The design of the doors is acceptable and the reinstatement of the door to the rear elevation would be a heritage benefit. In the interest of the heritage asset, a condition will require the submission of mortar specification and sample pointing to be reviewed and approved by the LPA.

The new doors would not harm the visual appearance of the building or the significance of the and character of the listed building.

The significance of the listed buildings would not be adversely affected by the proposals in line with paragraph 208 of the NPPF and given no harm has been identified because of the

proposal, the scheme does not need to be considered against any public benefits in line with paragraph 215 of the NPPF.

Overall, it is considered that the development would make a positive contribution to local character and distinctiveness in line with paragraph 210 of the NPPF. Given no harm has been identified, in line with paragraph 215 of the NPPF, the public benefits

The proposal complies with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policy DC19, Places for Everyone Plan policy JP-P2, and guidance within the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Accessibility

The subdivision of the internal floorspace is subject of application 143520/LO/2025 and is associated with this current application.

The internal alterations include the provision of an accessible toilet. This would be a benefit to tenants and members of the public.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

- 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 91 of the Town and Country Planning Act 1990.

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

- Typical Partition Details: 1050-CPA-ZZ-ZZ-DR-A-0400 REV P01

Received by the City Council, as Local Planning Authority, on 9 September 2025

- Detail Door Design: 1050-CPA-ZZ-ZZ-DR-A-0203 REV P03
- Ground Floor Plan and Elevations: 1050-CPA-ZZ-ZZ-DR-A-0200 REV P03
- Design and Access Statement: 1050-CPA-XX-XX-RP-A-9001 Rev P03

Received by the City Council, as Local Planning Authority, on 24 October 2025

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 and the National Planning Policy Framework.

- 3) Prior to the installation of the new doors as shown on Drawing No. 1050-CPA-ZZ-ZZ-DR-A-0200 REV P03, a product specification and details of the finish/colour shall be submitted for approval in writing by the City Council as Local Planning Authority. The approved details shall be submitted in accordance with the approved details.

Reason: In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

125 Pollard Street, Manchester, M4 7JB
Fifth Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JB
Second Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JA
Sixth Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JB
Fourth Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JA
First Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JB
Ground And First Floor, Beswick Street Mill, 4 Spectator Street, Manchester, M4 7HS
Ground Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JB
Third Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JB
Fourth Floor, Beswick Street Mill, 4 Spectator Street, Manchester, M4 7HS

