



MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141074/LO/2024

Date registered valid: 20 September 2024

Proposal: Listed building consent for repair works to roof truss.

Address: Piccadilly Railway Station, Piccadilly Station Approach,
Manchester, M1 2BN

Ward(s): Piccadilly Ward

Applicant: Network Rail Infrastructure Ltd Network Rail

Agent (if any): Mrs Sue Newman Network Rail

Case officer: Danielle Cooper
Tel: 0161 234 1658
Email: danielle.cooper@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30/09/2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 4 October 2024

Standard consultations:

Printed: 2 October 2024 Expired: 23 October 2024

Neighbour notifications

Printed: 2 October 2024 Expired: 23 October 2024

Site notice

Posted: 4 October 2024 Expired: 25 October 2024

Press advert

Published: 8 October 2024 Expired: 29 October 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: N/A

Tree Preservation Order: N/A

Description of area

The application relates to Piccadilly Train Station, which is bounded by London Road, Fairfield Street, Sheffield Street and Store Street. The station is not location within a conservation area but is Grade II listed. The existing train shed, including the concourses and the offices on London Road and much of the remainder of the undercroft date from 1881 and were refurbished as part of the redevelopment of the station complex in 2002. The remainder of the station was constructed in 2002.

Only the 1881 construction and the adjoining fabric is listed.

The station provides national rail services to stations including London Euston and Birmingham New Street.

Description of development

Listed Building Consent for repair works to roof truss.

The proposal sees to repair the top chord of one of the truss arches that forms the train shed roof. The repair lies to tress no.11 over platform 4.

The existing iron wrought has undergone corrosion and therefore resulted in a loss of section that is affecting the capacity of the roof structure. The proposal will seek to replace the section loss with the installation of new steel angles fixed to the section using TCB's. The new steel will provide the equivalent area of steel as the original section had prior to corrosion.

Consultations & Notification Responses

The application was advertised by site notice, the press and neighbour notification letters. No representations have been received.

Policy

The Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—

(a)the provisions of the development plan, so far as they are material; and

(b)any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b)—

(a)factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

(b)factors relevant to public safety include—

(i)the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(ii)whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;

(iii)whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content or design of what is to be displayed.

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 SP1 – Spatial Principles
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC19 – Listed Buildings

Other Material Considerations

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Practice Guidance (NPPG)

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable,

durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-S1 (Sustainable Development) aims to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Preference will be given to using previously-developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

Policy JP-P2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Issues

Principle of the development

The LPA consider the proposed repair truss to be acceptable in principle on the grounds of public safety provided in order to support the stations roof structure and its neutral impact on the heritage asset.

Impact on the heritage asset

The proposal sees to repair the top chord of one of the truss arches that forms the train shed roof. The repair lies to tress no.11 over platform 4.

The existing iron wrought has undergone corrosion and therefore resulted in a loss of section that is affecting the capacity of the roof structure. The proposal will seek to replace the section loss with the installation of new steel angles fixed to the section using TCB's. The new steel will provide the equivalent area of steel as the original section had prior to corrosion.

The LPA consider the proposed works to have a neutral impact on the Grade II listed asset and will not cause any adverse impact on its appreciation and architectural interest. The LPA therefore consider the proposed works to be acceptable.

Conclusion

In view of the above, the proposal will have a neutral impact on the Grade II heritage asset and will also provide public safety to pedestrians at Piccadilly Train Station. The development is therefore in accordance 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 the guidance within the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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 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:

The Location Plan (Received 20/09/2024)

Site plan, section, elevation, & enlarged plan, ref: R90528-GGP-STS-MAN-DR-C-000003 (Received 20/09/2024)

Notes & paint specification, Ref: R90528-GGP-STS-MAN-DR-C000004 (Received 20/09/2024)

Design & access and heritage statement (Received 20/09/2024)

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.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited
Heritage & Urban Design

Flat 11, 14 Whitworth Street, Manchester, M1 3BS
Greater Manchester Police, Whitworth Street, Manchester, M1 3QW
Flat 21, 14 Whitworth Street, Manchester, M1 3BS
Flat 8, 14 Whitworth Street, Manchester, M1 3BS
Flat 26, 14 Whitworth Street, Manchester, M1 3BS
82 London Road, Manchester, M1 2PN
Second Floor, Bainbridge House, 86 - 90 London Road, Manchester, M1 2PW
Fifth Floor, 3 Piccadilly Place, Manchester, M1 3BN
6 - 7 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
1 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Unit 1, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Ground Floor Room G47, Rail House, Store Street, Manchester, M1 2RP
Unit 16, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Unit 11, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Marks And Spencer Simply Food, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Unit 9, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Ninth Floor, Rail House, Store Street, Manchester, M1 2RP
Fifth Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD
Rail House, Store Street, Manchester, M1 2RP
Flat 5, 14 Whitworth Street, Manchester, M1 3BS
Flat 19, 14 Whitworth Street, Manchester, M1 3BS
38 London Road, Manchester, M1 2PF
Flat 16, 14 Whitworth Street, Manchester, M1 3BS
Flat At, 84 London Road, Manchester, M1 2PN
84A London Road, Manchester, M1 2PW
First Floor, 3 Piccadilly Place, Manchester, M1 3BN
17 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Booth Fairfield Street Entrance, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Yo Sushi, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Booth Platform 10, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Unit 13, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Second Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD
Ground Floor, Rail House, Store Street, Manchester, M1 2RP
Eighth Floor, 3 Piccadilly Place, Manchester, M1 3BN
Flat 2, 14 Whitworth Street, Manchester, M1 3BS
Fire Station Junction Fairfield Street, London Road, Manchester, M1 2PQ
94 London Road, Manchester, M1 2PW
Ground Floor, Bainbridge House, 86 - 90 London Road, Manchester, M1 2PW

The Co-operative Food, 11 - 15 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
CAFFÈ NERO, Tower Unit A, Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Barnardo's, 4 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Unit 10, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Unit 11A, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Ground Floor Room G45, Rail House, Store Street, Manchester, M1 2RP
Unit 11B, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Unit 24, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Unit 14, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Piccadilly Gate, Store Street, Manchester, M1 2WD
Sixth Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD
Ground Floor Room G41, Rail House, Store Street, Manchester, M1 2RP
Flat 22, 14 Whitworth Street, Manchester, M1 3BS
Flat 23, 14 Whitworth Street, Manchester, M1 3BS
Costa Coffee, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Second Floor, 3 Piccadilly Place, Manchester, M1 3BN
Third Floor, Bainbridge House, 86 - 90 London Road, Manchester, M1 2PW
Bainbridge House, Granby Row, Manchester, M1 2PW
8A Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Bread Box Kiosk, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Unit 17, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Coffee Kiosk Fairfield Street Entrance, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Seventh Floor And Eighth Floor, Rail House, Store Street, Manchester, M1 2RP
Unit 6, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Ground Floor Canteen, Rail House, Store Street, Manchester, M1 2RP
ACAS, Third Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD
Flat 10, 14 Whitworth Street, Manchester, M1 3BS
Fire Brigade Buildings, 50 London Road, Manchester, M1 2PH
Flat 6, 14 Whitworth Street, Manchester, M1 3BS
Flat 24, 14 Whitworth Street, Manchester, M1 3BS
3 Piccadilly Place, Manchester, M1 3BN
Ladbrokes, 2 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Unit 22, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Ground Floor Rooms G51a G51 And G52, Rail House, Store Street, Manchester, M1 2RP
Unit 2, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Unit 20, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Ground Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD
Eighth Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD
Flat 17, 14 Whitworth Street, Manchester, M1 3BS
Flat 15, 14 Whitworth Street, Manchester, M1 3BS
Flat 7, 14 Whitworth Street, Manchester, M1 3BS
Flat 18, 14 Whitworth Street, Manchester, M1 3BS
Flat 1, 14 Whitworth Street, Manchester, M1 3BS

84 London Road, Manchester, M1 2PN
8 Fairfield Street, Manchester, M1 3GF
8 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Unit 25, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
KFC, Unit 23, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Unit 7, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Unit 12, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
WHSmith, Kiosk Fairfield Street Entrance, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Offices, Tower Block, Piccadilly Station Approach, Manchester, M1 2BP
Unit 3, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Unit 5, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Krispy Kreme, Unit 13A, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Ninth Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD
Fourth Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD
Flat 12, 14 Whitworth Street, Manchester, M1 3BS
14 Whitworth Street, Manchester, M1 3BS
Flat At, 38 London Road, Manchester, M1 2PF
96 London Road, Manchester, M1 2PW
34 London Road, Manchester, M1 2PF
Flat 3, 14 Whitworth Street, Manchester, M1 3BS
First And Second Floor, 8 Fairfield Street, Manchester, M1 3GF
Staycity Manchester, 8B Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
10 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Sixth And Seventh Floor, 3 Piccadilly Place, Manchester, M1 3BN
Adjacent 2, Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
3 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
OLIVER BONAS, Unit 15, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Europcar, 5 Boad Street, Manchester, M1 2DW
Ground Floor Rooms G47c-G47e And G48-G48a, Rail House, Store Street, Manchester, M1 2RP
Flat 14, 14 Whitworth Street, Manchester, M1 3BS
Flat 9, 14 Whitworth Street, Manchester, M1 3BS
Eleventh Floor, 3 Piccadilly Place, Manchester, M1 3BN
Flat 4, 14 Whitworth Street, Manchester, M1 3BS
14 - 16 Whitworth Street, Manchester, M1 3BS
Flat 25, 14 Whitworth Street, Manchester, M1 3BS
Flat 20, 14 Whitworth Street, Manchester, M1 3BS
First Floor, Bainbridge House, 86 - 90 London Road, Manchester, M1 2PW
Basement, 84A London Road, Manchester, M1 2PW
Fourth Floor, 3 Piccadilly Place, Manchester, M1 3BN
Third Floor, 3 Piccadilly Place, Manchester, M1 3BN
5 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH

9 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
16 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
DODDLE, Unit 26, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2DT
Unit 21, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
WHSmith, Unit 4, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Unit 8, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Seventh Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD
First Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL