

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144393/LO/2025

Date registered valid: 29 October 2025

Proposal: Listed Building Consent for repair to aqueduct walls and associated towpath.

Address: Store Street Aqueduct For The Ashton Canal Spanning Store Street, Manchester

Ward(s): Piccadilly Ward

Applicant: Ms Ruth Garratt Canal and River Trust

Agent (if any): Ms Ruth Garratt The Canal and River Trust

Case officer: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: **Approve**

Date of recommendation: **9 December 2025**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 17 November 2025

Standard consultations:

Printed: 5 November 2025 Expired: 26 November 2025

Neighbour notifications

Printed: 5 November 2025 Expired: 26 November 2025

Site notice

Posted: 17 November 2025 Expired: 8 December 2025

Press advert

Published: 11 November 2025 Expired: 2 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/structure

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

The store Street Aqueduct is a Grade II* Listed structure, composed of coursed squared sandstone. The structure was constructed circa 1794-1799 and designed by civil engineer Benjamin Outram. The aqueduct sits on a 45-degree angle (or skew) across Store Street. The aqueduct's significance is derived from its example as one of the earliest angled aqueducts in the country and its status as the oldest skewed aqueduct still currently in use.

The aqueduct forms part of the Cheshire Ring, which is used by boat cruisers.

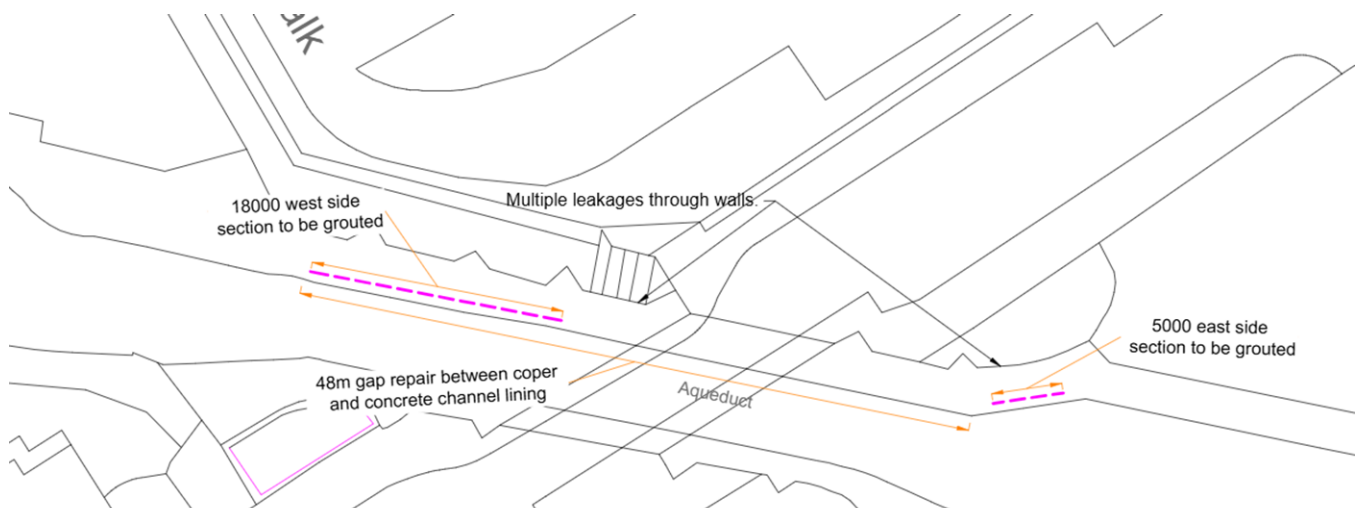
Description of area

The site is located within a busy City Centre area in close proximity to Piccadilly Station. Store Street connects to Great Ancoats Street, Piccadilly, Ducie Street and Broad Street. The Ashton and Rochdale Canals shape the character of the area and towpaths are present throughout. A variety of Class E uses are present in the area including a concentration of hotels around the station, bars, restaurants and offices. Residential uses are also present in the area. Nearby Listed Buildings include the Stable Blok at Ducie Street (Grade II), and the Former Junction Works at 40 Ducie Street (Grade II).



Description of development

Listed Building Consent is sought for repairs to the aqueduct walls and canal towpath. A polyurethane grouting will be inserted into the aqueduct walls and historic stone along the towpath.



Planning History

125625/LO/2019 | Injection of Polyurethane resin grouting to combat leakage through the Grade 2* Aqueduct walls. (Approved January 2020)

Consultations & Notification Responses

Publicity

A notice was posted at the site. Letters have also been sent out to local businesses and residents. No representations have been received.

Policy

The following policies are relevant to consideration of this application within the development plan:

Manchester Core Strategy (2012-2027)

DM1 Development Management

CC9 Heritage

EN3 Heritage

Places for Everyone (Adopted 2024)

JP-P2 Heritage

Saved Unitary Development Plan Policies

DC19 Listed Buildings

Other Material Considerations:

National Planning Policy Framework

Chapter 1 Conserving and enhancing the historic environment

Planning (Listed Building and Conservation Areas) Act 1990

Sections 16 and 66

Issues

Principle of Development

The proposed works would repair the appearance and setting of a Grade II* Listed structure. The proposed works form part of a council strategic goal to enhance and maintain high quality blue and green spaces within the City Centre and maintain the character and significance of Listed Assets. Subject to considerations of harm and impact on the heritage asset the proposed works would be acceptable in principle pursuant to policy JP-P2 and SP1.



Canal towpath

Impact of development on the significance of the Listed aqueduct

Towpath alterations form part of the works but are not considered to compromise the significance nor directly impact the historic asset, as such they will not form part of these considerations.



Policy DC19 requires that development proposals impacting listed structures consider the asset's character and appearance, and states that proposal should facilitate the continued use and maintenance of assets. Policy JP-P2 requires that development proposals sustain and enhance the City's heritage while contributing to 'economic viability, accessibility and social wellbeing'. Policy EN3 requires that developments impacting heritage assets take advantage of their distinctiveness.

Water leakage has been apparent from the Aqueduct (see image above). The water exits down the wing walls and is evident from Store Street. This leakage negatively impacts the historic fabric of the asset and could cause a hazard.

The proposed alterations would be minimal and specific. A dye test would be carried out in order to establish to location of leaks prior to the insertion of the polyurethane. After the location of leaks has been established small holes will be drilled into the aqueduct wall via the towpath and localised use of the grouting would occur to stymie the leaks. Additional grouting would only be used if the localised treatment was unsuccessful. All settings affected by the proposed works would be carefully removed and then reinstated in their original position.

A similar approach will be taken to the towpath in which 23m of leakage would be repaired.

This method would ensure no unnecessary harm is caused to the asset. Drilling will not occur on the stone face but on the internal wall. The proposed works are considered to be necessary in order to preserve the character of the asset and maintain the quality of the public towpath. These proposed works, while modern, would be less invasive than a like for like repair approach. The resin can also be easily removed from any external masonry and would not displace existing fabric; the foam would only fill voids within the structure.

The significance of this area of the asset comes from the materiality of the historic stone. The proposed works would be impacting existing joints where mortar has since worn down. As such the proposed polyurethane would remain subservient to the overall appearance of the stone and aqueduct's face and would not detract from the character of the listed structure.

The proposed works are therefore considered to be a positive development that would maintain the character and appearance of the Grade II* structure and its setting.

Chapter 16 of the National Planning Policy Framework requires that development impacting heritage assets are assessed by potential harm caused to the asset and the public benefit of said harm.

The proposed works would enhance the appearance and safety of the Listed Asset and setting. Hard landscaping that is not properly secure may cause a trip hazard or impair disabled users from navigating the towpath, water leakage from the cavities may also cause a hazard. Further as a highly significant and unique Listed Asset, the continued maintenance is considered to be necessary to its historic preservation and ongoing use. Given these details, there would be a considerable public benefit to the proposed works.

Thus, the overall harm to the character and fabric of the asset is considered to be a minor level of less than substantial harm and therefore in accordance with paragraph 215 of Section 16 in which there is a requirement for public benefits (which can include heritage benefits) to outweigh that harm.

Conclusion

In summation, the proposed works are considered to be a 'light touch' approach which would employ an appropriate modern material to maintain the safety of the public towpath and the appearance of the Grade II* Listed aqueduct. The proposed repair method is not considered to be harmful to the asset's significance nor character and the development overall would be a positive contribution to the City Centre environment. The proposed works are therefore in accordance with Core Strategy policies CC9, EN3, DM1, Places for Everyone Policy P-P2 and Saved Development Plan Policy DC19.

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

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

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 received by Manchester City Council as the Local Planning Authority on 9 October 2025:

- Document: Heritage Statement
- Drawing: AN-011-014 LBC001
- Document: Pre-Construction, Works Information Package and Design
- Drawing: Location Plan

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 saved policy DC19.

- 3) Within 18 months of the completion of works, a method statement including implementation programme, outlining the cleaning and making good of the stone face of the aqueduct in the areas specified in Section 1.1 of the Pre-Construction, Works Information Package and Design document shall be submitted for approval in writing to the City Council as Local Planning Authority. The cleaning and repairs shall then be carried out in accordance with the approved details.

Reason - To ensure that a satisfactory intervention into the Listed Structure and conservation of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed structure pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995) and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

49 Store Street, Manchester, M1 2WA
15 Thomas Telford Basin, Manchester, M1 2NH
16 Thomas Telford Basin, Manchester, M1 2NH
17 Thomas Telford Basin, Manchester, M1 2NH
18 Thomas Telford Basin, Manchester, M1 2NH
19 Thomas Telford Basin, Manchester, M1 2NH
20 Thomas Telford Basin, Manchester, M1 2NH
21 Thomas Telford Basin, Manchester, M1 2NH
22 Thomas Telford Basin, Manchester, M1 2NH
23 Thomas Telford Basin, Manchester, M1 2NH
24 Thomas Telford Basin, Manchester, M1 2NH
25 Thomas Telford Basin, Manchester, M1 2NH
26 Thomas Telford Basin, Manchester, M1 2NH
Flat 3, 10 Wharf Close, Manchester, M1 2WE
Flat 5, 5 Wharf Close, Manchester, M1 2WE
Flat 2, 5 Wharf Close, Manchester, M1 2WE
5 Wharf Close, Manchester, M1 2WE
Flat 2, 10 Wharf Close, Manchester, M1 2WE
Flat 1, 10 Wharf Close, Manchester, M1 2WE
Flat 6, 5 Wharf Close, Manchester, M1 2WE
Flat 4, 5 Wharf Close, Manchester, M1 2WE
Flat 3, 5 Wharf Close, Manchester, M1 2WE
Flat 1, 5 Wharf Close, Manchester, M1 2WE

Appendix 2 – Planning constraints

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