

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143690/LO/2025

Date registered valid: 22 September 2025

Proposal: Listed building consent for internal and external works to facilitate change of use.

Address: Arch 77, Whitworth Street West, Manchester, M1 5WQ

Ward(s): Deansgate Ward

Applicant: The Arch Company

Agent (if any): Mr Abraham Laker Rapleys LLP

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

Recommendation: **Approve**

Date of recommendation: **3 December 2025**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 10 November 2025

Standard consultations:

Printed: 25 September 2025 Expired: 16 October 2025

Neighbour notifications

Printed: 25 September 2025 Expired: 16 October 2025

Site notice

Posted: 09 October 2025 Expired: 30 October 2025

Press advert

Published: 30 September 2025 Expired: 21 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site

Listed building: Grade II

Conservation area:

Tree Preservation Order:

Forms part of the South Junction and Altrincham Railway Viaduct which was constructed between 1846 and 1849. The significance of the arches comes from their scale, as 1 ¾ mile of viaduct and their historic significance as a part of the Manchester South Junction & Altrincham Railway an early suburban railway network. The design significance of the viaduct comes mainly from Gothic ironwork located at the bridges along the viaduct.

Internally the site features a ground floor and basement, with signs of derelict and an existing iron vault door within the basement floor. There are no original features contained within the space, with the exception of the brick walls and ceilings.



Existing site

Description of area

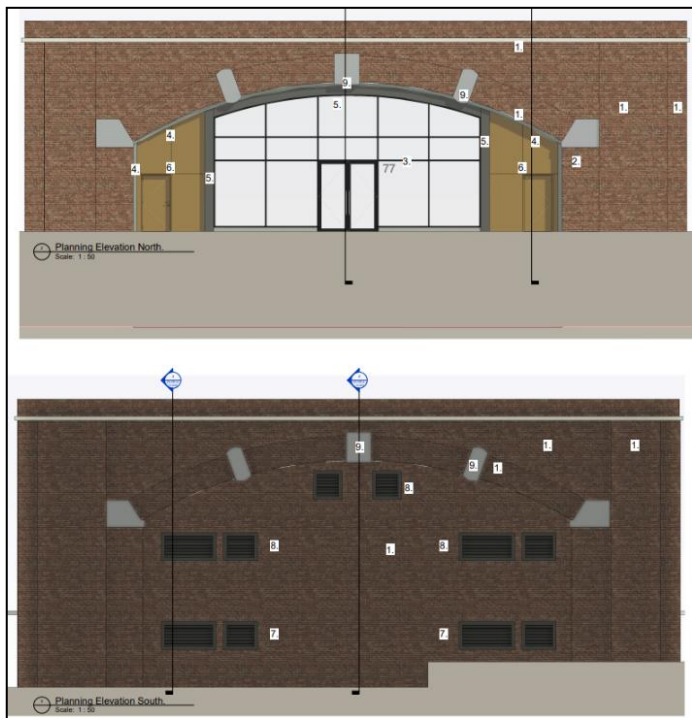
The Whitworth Street West Area is a connector between Castlefield, Deansgate and the Oxford Road corridor. The area centrepiece is First Street, an ongoing development project that includes First Street North, First Street Central, First Street South and the 'Creative Ribbon'. HOME, a multi-use creative space is the landmark building that was the impetus for the First Street Regeneration. Complementary uses are ongoing around the site including hotels, offices, restaurants and bars.



Description of development

Listed Building Consent is sought for internal and external alterations associated with a 'flexible' Class E or Drinking Establishment (Sui Generis) use fit out which will include:

- Creation of a level access entrance
- Internal partitions to allow for a bin store, cycle store, kitchen/food prep or other private area
- Installations of louvres
- Space for a disabled access platform between upper and lower ground floor
- Recladding of arch interior
- Installation of glazing, Corten steel and aluminium framing to façade
- Removal existing wall partitions, raised flooring, columns and entrance mezzanine



Planning History

135325/LO/2022 | Listed Building Consent for external alterations to the shop front including bringing forward entrance doors and forming new emergency exit as well as internal works. (Refused February 2022)

Nearby relevant applications:

131993/LO/2021 | LISTED BUILDING CONSENT Application for listed building consent for internal and external alterations to railway arches to facilitate the change of use of the structures. (Approved March 2022).

Consultations & Notification Responses

Publicity

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

Policy

Planning (Listed Building and Conservation Areas) Act 1990

Sections 16 and 66

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

Manchester Core Strategy 2012 to 2027

EN3 Heritage

CC9 Design and Heritage

DM1 Development Management

SP1 Spatial Principles

Places for Everyone Joint Development Plan

JP-P2 Heritage

Saved Unitary Development Plan Policies

DC19 Listed Buildings

Other Material Considerations:

National Planning Policy Framework

Chapter 16 Conserving and enhancing the historic environment

First Street Strategic Development Framework (2018)

First Street Medlock Sites Development Framework Addendum (2020)

Issues

Principle of Development

The proposed alterations to the Listed Asset would refurbish a currently derelict Listed Asset and enable a new tenant to occupy the site. The development would bring the site into use and allow for access to the site's historic features including the internal appearance of the arch and the remediation of the external appearance. The proposal is therefore acceptable in principle pursuant to policies EN3, JP-P2.

Impact on character and significance of the historic environment

Policy JP-P2 requires that development proposals consider the 'role of heritage in placemaking', and present creative architectural responses that are tailored to their context. Policy EN3 and CC9 requires that development impacting heritage assets takes advantage of their distinct historic features and employ complimentary 'function and form'.

Arch 77 historic form, materiality and scale informed the considerations of heritage impact at the site. The internal works proposed would be minimal and allow for further appreciation of the arches form by employing an open floor plan. At present the ground floor includes non-original columns, a mezzanine at the entrance, platforms and other features that detract from the asset's architectural significance. The proposed fit out and refurbishment would greatly enhance the appreciation of the features of the currently derelict interior of the arch and enhance the legibility of the internal layout.



Ground floor

The existing staircase will be retained and refurbished to be made fire safety compliant. The fit out will include the creation of an open floor plan allowing a greater appreciation of the volume of the space. An accessible entrance as well the installation of a platform lift would also be delivered. As an active railway viaduct, the installation of cladding to the ceiling and walls is necessary to prevent water from entering the site. The cladding proposed would be a reversible alteration. At the ground floor wall partitions will facilitate the flexibility of future uses and allow space for a bin store, fire exit and cycle store and would also be reversible.



Lower ground floor

At basement level all existing partitions and raised floor will be removed to allow an open floor plan.

The internal fit out would facilitate a range of uses that support the strategic goals for the site, the modern refurbishment would facilitate a safe and accessible site while limiting the harm to the significance of the heritage asset.

Policy DC19 requires that developments are assessed for their impact on the character or appearance of a Listed asset.

Externally, the arches significance comes from its form and materiality. The proposed external alterations are considered to be sympathetic to the heritage asset as they are complementary to the site's form. The aluminium framing of the arch would be set back by 150mm in order to define the opening and expose the original brick edge and reveal. The proposed glazing would create a simple, unobtrusive appearance. The Corten steel at the sides of the entrance is considered to be a high-quality, durable material that would not detract from the arch's overall character.

The development would therefore be acceptable pursuant to policies EN3, CC9, DM1, SP1, JP-P2 and DC19.

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.

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

The proposal would facilitate a flexible future Class E or Sui Generis use of the arch by modernising the interior and meeting modern fire and building safety standards. Bringing the arch back into use would support the area's regeneration and preserve the character and sense of place associated with the arches. This is considered to be a significant public benefit. The proposals would also deliver an accessible level entrance and a platform lift to connect the levels.

On the basis of the above the proposal is considered to meet the statutory tests as required by Section 16(2) and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 and Chapter 16 of the National Planning Policy Framework.

Conclusion

Given the above the proposed external and internal alterations are considered to be an appropriately sensitive design approach that would facilitate the long-term use of a currently vacant heritage asset. The proposed alterations would open up the internal space to allow the arches form to be more apparent and improve the accessibility of the site. The external alterations are considered to be unobtrusive and sympathetic to the architectural form of the arch which contributes to its historic and architectural significance. For these reasons the proposal would be acceptable pursuant to Core Strategy policies EN3, CC9, DM1 and SP1, Places for Everyone policy JP-P2, saved Unitary Development Plan Policy DC19, Chapter 16 of the National Planning Policy Framework and the Planning (Listed Building 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

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:

- Drawing (Site Plan): 19259 SGP 31 XX DR A 000001 (Received 8 August 2025)
- Drawing (Elevations): 19259-SGP-31-ZZ-DR-A- 131302 (Received 20 November 2025)
- Drawing (Floor Plans): 19259-SGP-31-ZZ-DR-A- 131101 REV P02 (Received 5 September 2025)
- Drawing (Detail):19-259-031-SGP-ZZ-01-DR-A-201501 REV P1 (Received 29 August 2025)
- Drawing (Detail): 19-259-031-SGP-ZZ-01-DR-A-201502 REV P1 (Received 29 August 2025)
- Drawing (Detail):19-259-031-SGP-ZZ-01-DR-A-201503 REV P1 (Received 29 August 2025)
- Drawing (Detail): 19-259-031-SGP-ZZ-01-DR-A-201504 REV P1 (Received 29 August 2025)
- Drawing (Drainage Strategy): 19259-SGP-31-ZZ-DR-A- 131105 (Received 8 August 2025)
- Drawing (Section): 19-259-031-SGP-ZZ-01-DR-A-201201 REV P1 (Received 29 August 2025)
- Drawing (Section): 19-259-031-SGP-ZZ-01-DR-A-201202 REV P1 (Received 29 August 2025)
- Document: Design and Access Statement (Received 8 August 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 saved policy DC19.

- 3) No construction works shall take place until details/samples of the materials to be used in the construction of the external and internal surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity and heritage preservation in accordance with policies SP1, EN3 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

- 4) Prior to any use commencing details of a platform lift to be provided between the ground floor and basement shall be submitted and agreed in writing by the City Council as Local Planning Authority

Reason - In the interests of visual amenity, and because the proposed works could affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Network Rail

301 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
111 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
211 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
621 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
502 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
206 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G9, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
203 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
318 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
201 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
416 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
505 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
607 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
802 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
503 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
112 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
311 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
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314 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
509 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
118 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
411 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
213 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
G04, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
The Hacienda, 21 Albion Street, Manchester, M1 5DA
222 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
620 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
421 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
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614 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
G6, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
119 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
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221 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
219 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
2 Tony Wilson Place, Manchester, M15 4FN
CURTINS CONSULTING LTD, First Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Fourth Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
315 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
122 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
513 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE

418 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
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G13, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
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G10, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
804 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
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G17, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
214 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
101 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
Fifth Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
102 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
801 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
G02, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
218 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
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G05, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
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208 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
116 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
AMBITION SCHOOL LEADERSHIP, Third Floor, 17 - 19 Whitworth Street West, Manchester,
M1 5WG
17 - 19 Whitworth Street West, Manchester, M1 5WG
619 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
G01, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
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G16, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
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319 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
419 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
Ground Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Inside Manchester, 1 First Street, Manchester, M15 4RP
609 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
403 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
121 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G14, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
302 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G03, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
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316 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
GARDINER AND THEOBALD LLP, Second Floor, 17 - 19 Whitworth Street West, Manchester,
M1 5WG

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
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