MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 144389/LO/2025 |
| **Date registered valid:** | 29 October 2025 |
| **Proposal:** | Listed Building Consent for the installation of 2no. new Customer Information Displays. |
| **Address:** | Victoria Railway Station, Long Millgate, Manchester, M3 1WY |
| **Ward(s):** | Deansgate Ward |
| **Applicant:** | Mr Jacob Lamb Sella Controls |
| **Agent (if any):** | |
| **Case officer:** | Michael Pearson<br>Tel: 0161 219 2735<br>Email: michael.pearson@manchester.gov.uk |
| **Recommendation:** | Approve |

**Date of recommendation:** 04/12/2025

**Application details**

**Type of application:** Listed Building Consent

**Development type:** Listed building alteration

**Date of site visit:**

**Standard consultations:**
Printed: 5 November 2025 Expired: 26 November 2025

**Neighbour notifications**
Printed: 5 November 2025 Expired: 26 November 2025

**Site notice**
Posted: 6 November 2025 Expired: 27 November 2025

**Press advert**
Published: 11 November 2025 Expired: 2 December 2025

**Departure from Development Plan:** No

**Environmental Statement:** Not required

**Description of site/building**

The application relates to the Grade II listed Victoria Railway Station. The property consists of a variety of buildings of varying ages, the oldest of which is the former booking office, that fronts out onto the corner of Hunts Bank and Victoria Station Approach and dates from 1848 with 1865 upper floor extension. The main body of the station, this being the Victoria Buildings, dates from the station's major remodelling in 1909. The station has gone through significant renovation since then however with the addition of the 1995 Manchester Arena, and in the 2010's with the removal of the Edwardian train sheds to the rear of the site and its replacement with a modern glazed roof structure. The application specifically concerns part of the stations modern 1995 construction, this being platforms 4a and 5a.

**Listed building:** Grade II

**Conservation area:** Cathedral Conservation Area 1972

**Tree Preservation Order:** Not applicable

**Description of area**

The application site and neighbouring area lie at the northern edge of Manchester City Centre, where the high density development of said centre borders Salford across the River Irwell, and gradually gives way to smaller scale development to the north and north-west to the neighbourhoods of Red Bank and Cheetham Hill. Built development is varied in character, age, scale and design. More modern buildings form the immediate surroundings around the application site, this includes the Manchester Arena, Stoller Hall and the New-Vic apartment complex. More historic development is then situated to the south of the site in the form of the Grade I listed Cheetham's School of Music. Neighbouring uses are largely commercial, with the exception of

residential accommodation present on the grounds of Cheetham's and the New-Vic apartment complex.

**Description of development**

The application seeks listed building consent for the installation of 2no digital customer information displays.

The proposed display screens would be installed on a modern column straddling platforms 4a and 5a. The screens would be supported by a metal bracket with a projection of 2550mm, the screens themselves would then have a height of 1046mm, a width of 611mm and a depth of 330mm.

The proposed display screens are designed to improve wayfinding and ensure information regarding arrivals and departures are more accessible.

**Planning History**

A high number of applications are on record for the application site, the most relevant of which are shown below:

141151/LO/2024 - Listed Building Consent for proposed external and internal alterations – Approved September 2025.

139343/LO/2024 - Listed Building Consent for internal non structural fit-out – Approved October 2024.

118423/LO/2017 - LISTED BUILDING CONSENT for the installation of 2 no. replacement ticket vending machines, 2 no. new ticket vending machines, smart retail wall and 13 no. wireless access points for Internet access inside station building – Approved March 2018.

107009/LO/2014/C1 - LISTED BUILDING CONSENT for internal works associated with conversion of former First Class Refreshment Room to coffee shop – Approved November 2014.

100356/LO/2012/C1 - LISTED BUILDING CONSENT Redevelopment of railway station comprising demolition and replacement of the existing train shed roof and replacement with a new roof structure, provision of a new link bridge to the Arena, reconfiguration and refurbishment of the concourse, provision of new passenger facilities, refurbishment of heritage features including Heritage rooms, Soldier gate, memorial wall and ancillary works. The scheme also includes the provision of additional Metrolink tracks and platforms within the station – Approved December 2012.

100355/FO/2012/C1 - Redevelopment of railway station comprising demolition and replacement of the existing train shed roof and replacement with a new roof structure, provision of a new link bridge to the Arena, reconfiguration and refurbishment of the concourse, provision of new passenger facilities, refurbishment of heritage features including Heritage rooms, Soldier gate, memorial wall and ancillary works. The scheme also includes the provision of additional Metrolink tracks and platforms within the station – Approved December 2012.

**Consultations & Notification Responses**

Publicity – A site notice and press notice were issued. Neighbouring properties were notified of the proposals by letter. No representations were received.

**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-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- 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 SP1 – Spatial Principles
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy CC10 – Places for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:
- Policy DC19 – Listed Buildings

National Planning Policy Framework (NPPF)
- Chapter 16 – Conserving the Historic Environment

Other Legislative Requirements
Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

**Issues**

<u>Impact upon the Heritage Asset</u>

Victoria Railway Station is a listed building of high significance, representing the growth of the railway industry and its key role within the industrialisation and expansion of Manchester. The station has had multiple modern editions, that whilst architecturally distinct from the original building, form part of its listing. Consequently, it is acknowledged that these spaces do not contribute to the significance of the listed building as much as original fabric. However,

notwithstanding this, this does not allow for new editions to modern parts of the listed building to be unsympathetically designed nor sited.

Platforms 4a and 5a are of modern construction, dating from the 1990s as part of the construction of the Manchester Arena and features multiple display screens towards its eastern extent. As existing, there are no display screens that face westwards towards the end of the platform, thereby requiring passengers to congregate tin closer proximity in order to read from other information displays, rather than utilising the full length of the platform. Platforms 4a and 5a are separated from the more historical section of the railway station by two live railway lines. Additionally, it is noted that the proposed screens would abut an existing set of screens facing in the opposite direction, crucially by siting the proposed screens in this location, it is considered that due to the presence of the aforementioned existing set that the proposals would not add any notable visual clutter within the station. On this basis, it is considered the proposals would have a neutral impact on the significance of the listed building subject to a condition that would prevent them from being used for the purposes of advertising.

Pursuant to the above, the proposals are considered would provide public benefit by assisting in the function of the railway station as a major public transport hub, in that the proposals would help address an identified shortfall in wayfinding information within it.

Heritage Assessment and Conclusion

In light of the above the proposal would have a neutral impact on the listed building, with identified public benefits also being delivered via its implementation. The proposal would therefore meet the requirements as set out under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, and as such accord with policies JP-Strat1, JP-Strat2 and JP-P2 of the Places for Everyone Plan, Policies SP1, CC1, CC4, CC9, CC10, EN1, EN3 and DM1 of the Core Strategy, Saved Unitary Development Plan Policy DC19, the National Planning Policy Framework, and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

**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 polices 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 acted positively in determining this application by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

**Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse**

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:

- Location Plan (Planning Portal Reference PP-14427077v1)
- C15849S 001 Rev B01: Manchester Victoria - ES5 Detailed Design (1 of 3)
- C15849S 002 Rev B01: Manchester Victoria - ES5 Detailed Design (2 of 3)
- C15849S 003 Rev B01: Manchester Victoria - ES5 Detailed Design (3 of 3)

o Manchester Victoria Railway Station Photo Montage (Prepared by Northern Trains Limited)
o Manchester Victoria Railway Station Design and Access Statement
o Manchester Victoria Railway Station Heritage Statement

Stamped as received by the Local Planning Authority on 29/10/2025, unless specified otherwise.

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.

3) The two customer information displays hereby approved, as shown on drawing nos. C15849S 001 Rev B01, C15849S 002 Rev B01 & C15849S 003 Rev B01, shall be used for customer information only and shall not be used for the purpose of advertising, at any time, for their lifetime.

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 Manchester 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**

Heritage & Urban Design

Victoria Tap, Victoria Railway Station, Long Millgate, Manchester, M3 1WY
Refreshment Room, Victoria Railway Station, Long Millgate, Manchester, M3 1WY
Java Bar And Espresso, Victoria Station Approach, Manchester, M3 1NZ
Gourmet Coffee Bar And Kitchen, Victoria Station Approach, Manchester, M3 1NZ
Joseph Lanzante The Mens Room Barbers, Victoria Station Approach, Manchester, M3 1WY
TeamSport Go Karting, AO Arena, 100 Trinity Way, Manchester, M1 3BF
The Stoller Hall, 8 Hunts Bank Approach, Manchester, M3 1DA
W H Smith Ltd, Victoria Station Approach, Manchester, M3 1NZ
Club Between 7 And 9, Victoria Station Approach, Manchester, M3 1NZ
Unison, Arena Point, 1 Hunts Bank Approach, Manchester, M3 1UN
McDonalds Restaurants, Hunts Bank Approach, Manchester, M3 1AR
Hot Dog Stand, Victoria Station Approach, Manchester, M3 1NZ
AO Arena, 21 Hunts Bank Approach, Manchester, M3 1AR
2 - 6 Victoria Station Approach, Manchester, M3 1NY
SNIPPERS 2 LTD, 1 Victoria Station Approach, Manchester, M3 1NZ

**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
Conservation Area - Cathedral Conservation Area 1972
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zone Plus Climate Change -
Main River Consultation Zone -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
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Susceptible to Surf Water Flood (More) -
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Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL