

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144183/LO/2025

Date registered valid: 22 October 2025

Proposal: Listed Building Consent for replacement of heel grips, balance beams and gates, reduction in length of balance beam and re-pointing of brickwork.

Address: Lock 87 Rochdale Canal , Princess Street, Manchester

Ward(s): Deansgate Ward

Applicant: Canal & River Trust

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 15 December 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 30 October 2025

Standard consultations:

Printed: 29 October 2025 Expired: 19 November 2025

Neighbour notifications

Printed: 29 October 2025 Expired: 19 November 2025

Site notice

Posted: 30 October 2025 Expired: 30 October 2025

Press advert

Published: 4 November 2025 Expired: 25 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II Listed Rochdale Canal Lock Number 87

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

This application relates to a section of the Rochdale Canal located within the Gay Village of Manchester City Centre. The site is located within the Whitworth Street Conservation Area.

Local 87 is grade II listed and one of many locks on the canal that derives significance from its historical value representing an early transport system and its simple aesthetic appearance made of local materials.

Description of development

Listed Building Consent is sought for:

- Replacement of bottom end gates and balance beams to match existing.
- Repairs to spalled and missing brickwork.
- Repositioning of upstream heel grips.
- Shortening of balance beam to reduce trapping hazard.

The proposal includes 'like for like' works such as repairs and re-pointing of the lock chamber brickworks, the repair of the offside lock tail quadrant and minor timber repairs to the tail gates.

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 and the conservation area. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Issues

Impacts on the heritage asset

The timber lock gates were installed in 2003, and the Canal and River Trust advise timber lock gates have an expected lifespan of 25 years. Given they are approaching the end of their expected lifespan, the gates are currently in poor condition.

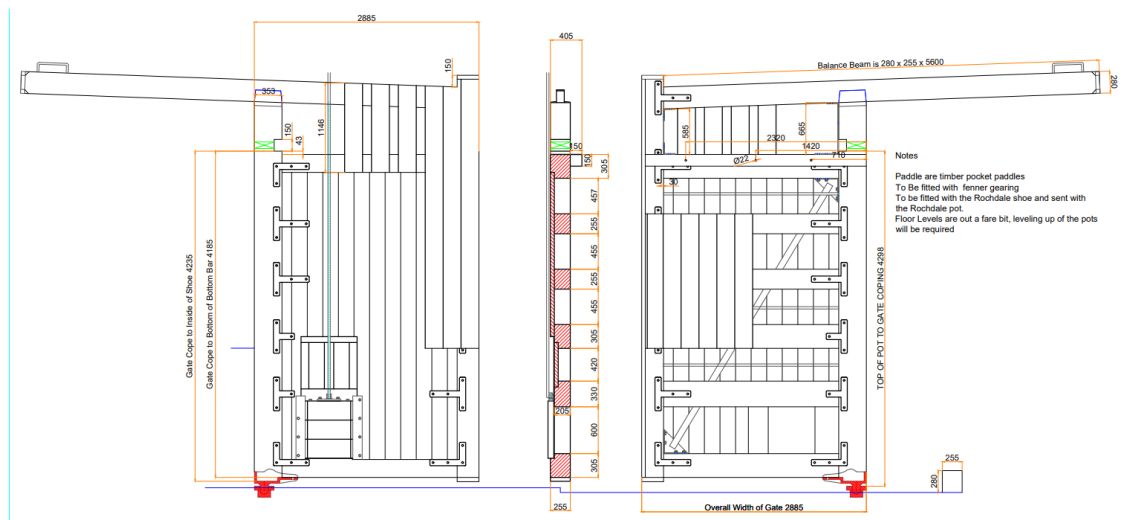


Figure 1 – replacement design of balance beams and gates

The gates and associated balance beams within this location are to be replaced. The submitted detailed design is acceptable and would not harm the heritage significance.

The repair of spalling brickwork is supported as this is evident within the lock chamber. In areas where existing bricks cannot be used, a replacement brick is supported. The sample photograph of the replacement brick refers to Furness natural orange, and it has been used for other repair lock chambers. Repairs would be carried out with a lime mortar mix.



Figure 2 – Evidence of spalling brickwork

The existing heel grips are misaligned with the balancing beam and therefore their relocation is supported. It is noted that existing flagstones will be re-used and re-laid as per the existing configuration.

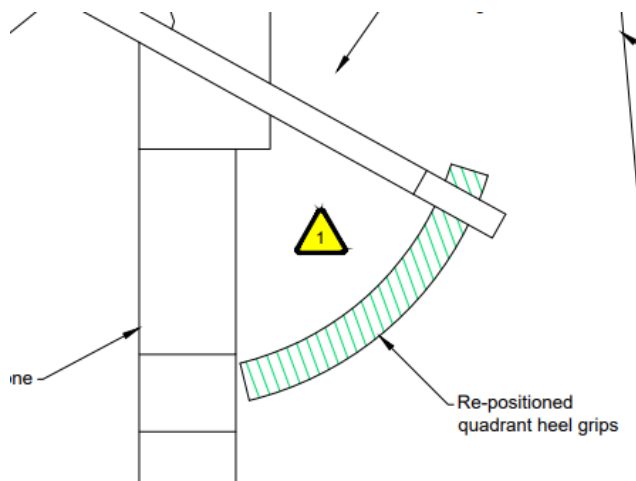


Figure 3 – Photograph and Plan showing new location of heel grips

The shortening of balancing beam is to reduce trapping hazard. It would be reduced by 300mm as shown below in Figure 3. The change constitutes a minimal alteration in appearance and considered the balance beam is not original, this alteration would have a neutral impact on heritage significance.



Figure 4 – Shortening of balance beam

The proposal includes the fixing of 2no. warning signs in the interest of public safety. Where possible the fixings will be into mortar joints to mitigate any impact on historic fabric.



Figure 5 – Signs

Heritage Assessment

The proposed works would not impact on historic fabric and are supported on the basis they would ensure the continued safe use of the lock. The development would not result in any harm to the Grade II listed Lock 87.

The design of the replacement gates, the replacement brick and mortar specifications are acceptable, and works shall be carried out in accordance with these details through planning conditions.

The works are considered to acceptable and would not result in any harm to the significance and character of the heritage asset.

Given no harm has been identified, the proposal does not need to be considered against any public benefits in line with paragraph 215 of the NPPF.

The works are considered to acceptable and would not result in any harm to the significance and character of the heritage asset.

The proposal would sustain and enhance the appearance of the heritage asset and is consistent with paragraph 210 of the NPPF, policies CC9, EN1 and EN3 of the Manchester Core Strategy and saved UDP 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

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 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:

- Proposed Elevations of Gate: B25-STF-RD-051-011-02
- Photograph of RD Sign

All received by the Local Planning authority on the 3 December 2025

- Quadrant Heel Grip Relocation: 25NW166-CRT-RD-051-011-DR-C-0001 Rev P01

Received by the Local Planning authority on the 22 October 2025

- Heritage Statement, prepared by Canal & River Trust
- Design and Access Statement, prepared by Canal & River Trust
- Proposed Site Plan

Received by the Local Planning authority on the 3 October 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

- 3) The repairs to spalling brickwork shall be carried out in accordance with the approved the approved sample brick and mortar specifications:

- Furness natural orange brick
- Lime mortar mix (1-part hydraulic lime (NHL5); 1 part Leighton Buzzard soft sand; 2 parts Nosterfield washed river sharp sand)

Reason - To ensure that a satisfactory intervention into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

- 4) Following the relocation of the existing heel grips as shown on Drawing No. 25NW166-CRT-RD-051-011-DR-C-0001 Rev P01, the existing flagstones shall be re-used and re-laid as per the existing configuration where possible.

Reason – In the interests of visual amenity and to allow for safe use of the movement of the balance beams pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 909, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 201, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1203, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 507, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 907, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 411, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 409, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 408, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1307, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat At, New Union Hotel, Princess Street, Manchester, M1 6JB
Flat 205, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1306, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1107, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 804, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 109, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 611, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 805, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 901, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 609, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 403, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Ground Floor, 56 Princess Street, Manchester, M1 6JX
Flat 104, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1102, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1105, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 605, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 306, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 305, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 908, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1110, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 703, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat At, G A Y, Canal Street, Manchester, M1 3WB
Flat 1101, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1004, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 212, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 102, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 503, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1302, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 802, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 301, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Third Floor, 56 Princess Street, Manchester, M1 6HS
Flat 1104, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1406, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1010, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 203, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1204, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
New Union Hotel, Princess Street, Manchester, M1 6JB
Flat 307, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 502, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1402, Linter Building, 44 Whitworth Street, Manchester, M1 3AW

Flat 606, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 204, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1205, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 905, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Second Floor, 56 Princess Street, Manchester, M1 6HS
Flat 501, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 311, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 707, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 708, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 112, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 710, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 407, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 810, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 608, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1003, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 206, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1001, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 107, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
46 Canal Street, Manchester, M1 3WD
Flat 1006, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 111, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 702, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1407, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1202, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1404, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Fourth Floor, 56 Princess Street, Manchester, M1 6JX
Flat 410, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 508, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1304, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 809, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 906, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1108, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 601, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
G A Y, Canal Street, Manchester, M1 3WB
Flat 602, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 207, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 308, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 303, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 103, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1109, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Basement, 56 Princess Street, Manchester, M1 6JX
First Floor, 56 Princess Street, Manchester, M1 6JX
Flat 1005, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1405, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 401, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1009, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 902, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 302, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 309, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 208, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1303, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 803, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 603, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 510, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ

Flat 506, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 110, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1103, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 801, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 807, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 404, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
48 Whitworth Street, Manchester, M1 6JD
Whitworth Locke Hotel, 74 Princess Street, Manchester, M1 6JD
48 - 50 Whitworth Street, Manchester, M1 6LS
Flat 1301, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 910, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 101, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 705, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1206, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1008, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 904, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 903, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 106, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 402, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 709, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 504, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 108, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 406, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 704, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1002, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1403, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 604, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 607, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 505, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 202, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1201, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
44A Whitworth Street, Manchester, M1 3AW
113 Princess Street, Manchester, M1 3BF
Flat 405, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 808, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 806, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1305, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 304, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 706, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1106, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1207, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1401, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 211, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 701, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 310, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 210, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 610, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 511, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 105, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1007, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 209, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 509, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Lower Ground Floor, 48 - 50 Whitworth Street, Manchester, M1 6HR

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 - Whitworth Street Conservation Area 1985

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 (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL