

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143705/LO/2025
Date registered valid: 10 October 2025
Proposal: Listed Building Consent for retention of guardrails.
Address: 70 Great Bridgewater Street, Manchester, M1 5ES
Ward(s): Deansgate Ward

Applicant: Ms Sarah Hawkins Manchester City Council
Agent (if any): Mr Philip Morton Austin-Smith:Lord
Case officer: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: **Approve**
Date of recommendation: **28 November 2025**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 17 September 2025

Standard consultations:

Printed: 10 October 2025 Expired: 31 October 2025

Neighbour notifications

Printed: 10 September 2025 Expired: 1 October 2025

Site notice

Posted: 17 September 2025 Expired: 8 October 2025

Press advert

Published: 16 September 2025 Expired: 7 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of structure

Listed building: Grade II

Conservation area: N/A

Tree Preservation Order:



The application relates to an area of land which is to the north side of Tib Lock located on the Rochdale Canal. The Lock is Grade II Listed and was initially erected in 1804-05 for the Rochdale Canal Company. The Lock is fourteen feet with gates on both ends, and a wooden ladder to the north. It forms part of a series of nine locks along the Rochdale Canal. Along this towpath there are black guardrails sited throughout. Historic stone and modern hard landscaping are also present. The application area is considered to be listed by attachment to the Lock.

To the north, the site is bounded by a recently refurbished office block on the former site of Havelock Mills, to the east, by the Manchester and Salford Junction Canal, to the south, by the Rochdale Canal and to the west, by railings and a footpath that lead to the Millennium Bridge, which crosses the canal.

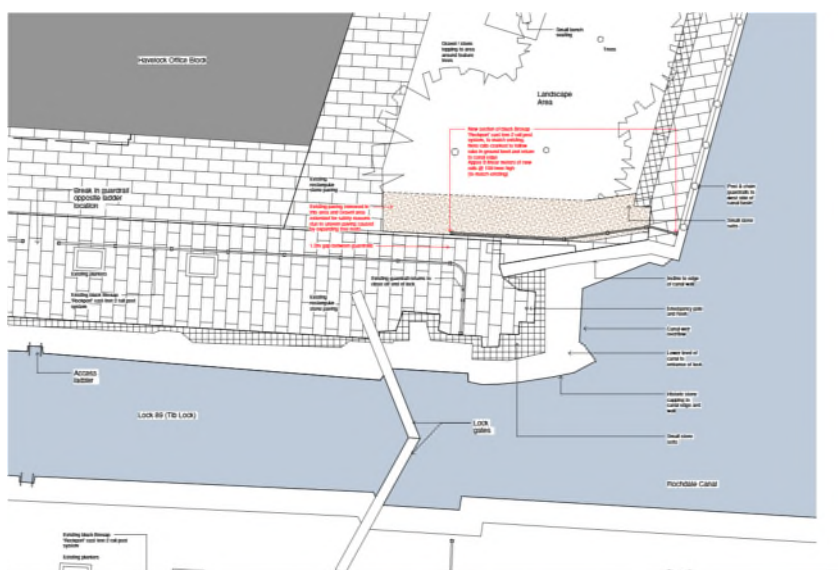
Description of area

This Southern portion of the Rochdale Canal is distinctly quiet, tucked between tall buildings along all sides, and with few overlooking patios. This walking path is significantly calmer than the bordering Whitworth Street West and Great Bridgewater Street. As such the canal path is a quite throughfare within a busy City Centre environment. The character of the area is composed of commercial uses such as No.80 Great Bridgewater Street which overlooks the canal and various bars, restaurants and pubs along Oxford Street. Office uses also encircle the site along Great Bridgewater Street and Chepstow Street. Bridgewater Hall a classical concert venue is also nearby to the site.

Description of development

Listed Building Consent is sought for the retention of eight meters of guardrails to the Rochdale Canal.

The guardrail was installed as part of the refurbishment of the office building as detailed above. It was installed to restrict pedestrian access to the canal edge for safety reasons - to reduce the risk of accidental falls into the canal. The adjacent Rain Bar is a popular venue with a large area of external seating, resulting in a busy section of the canal. The new guardrail aims to direct foot traffic away from the canal edge and create a safer environment for all the users of the canal.



Plans for guardrail installation with proximity to Listed Tib Locke.



Guardrails in situ.

Planning History

137638/FO/2023 | Improvement works to the public realm area adjacent to 70 Great Bridgewater Street including reinstating external lift access to canalside level, upgrading of stairs and canal side balustrades, new planting and seating and other associated works. Approved February 2024.

129081/FO/2021 | Partial demolition and reconfiguration of 70 Great Bridgewater Street to create a new office building (Use Class E), including the replacement of building facades, a 2-storey rooftop extension and alterations to the internal layout including the infilling of the central atrium, servicing and cycle parking, access and associated works. Approved April 2021.

Consultations & Notification Responses

Canal & River Trust - Construction works must not impede proper functioning of the Locke by-wash. The gap left in the fencing to enable access to the lock by-wash is acceptable. Requested informative that requires that all works are to be carried out in accordance with the Canal and River Trust "Code of Practice for Works affecting the Canal & River Trust".

Policy

Places for Everyone Joint Development Plan

JP-P1 Sustainable Places

JP-P2 Heritage

JP-P6 Walking and Cycling

Manchester Core Strategy (2012-2027)

SP1 Spatial Principles

DM1 Development Management

EN10 Safeguarding Open Space, Sport and Recreation Facilities

EN3 Heritage

Saved Unitary Development Plan Policies

DC19 Listed Buildings

National Planning Policy Framework (2024)

Chapter 15 Conserving and enhancing the historic environment

Planning (Listed Building and Conservation Areas) Act 1990

Sections 16 and 66

Issues

Principle of Development

The addition of guardrails to the canal forms part of a strategic initiative to broaden the City Centre's blue infrastructure quality, accessibility and safety.

The City Council seeks to bring some of the 'out of centre' wellbeing benefits associated with access to blue spaces and nature to the City Centre and this development would advance this strategic initiative. The retention of these additional guardrails enhances the accessibility and safety of the site thereby encouraging usage of the site.

As such, the principle of proposal meets policies JP-P6, EN10, JP-P1, JP-P2 and Chapter 15 of the National Planning Policy Framework.



Impact of the development on the Listed Lock

Policies DC19 and EN3 require consideration of how a development may impact the character and appearance of a Listed structure. Paragraph 203 of the National Planning Policy Framework states that planners should consider 'sustaining and enhancing the significance of heritage assets' and consider the impact of developments on 'local character and distinctiveness'.

The installed guardrails are considered to be an alteration to a Listed asset by virtue of the attachment of the area in which the railing are situated. As they are not directly attached, consideration will concentrate on the impact to the Listed Lock's setting. The Canal and River Trust have noted that the gap in the guardrails will allow for the ongoing maintenance and upkeep of the heritage asset. The new guardrails match the existing in their appearance and materiality thereby creating a coherent appearance across the length of the canal.

Policy JP-P2 emphasises the role of heritage in placemaking and requires that developments 'contribute to the economic viability, accessibility and environmental quality of a place'. The installation of additional guardrails serves to enhance the quality of the canal path and allow for space to walk, linger and appreciate the character of the area safely. The development is considered to enhance the safety of the area while remaining in character by virtue of the rails appearance and materiality. Their appearance is considered to be simple and unobtrusive and in keeping with the character of the Listed Lock's setting and there would be no harm physical harm or harm to setting.

The development is therefore acceptable pursuant to policies JP-P2 and EN3.

As there is no physical harm or harm to setting of the heritage asset there is no requirement to undertake the tests within Chapter 16 of the National Planning Policy Framework in relation to harm.

The appearance of the guardrails is in keeping with that of guardrails across the Canal and no elements of historic significance are impacted by the development. On this basis, the proposal is considered to meet the statutory tests as required by Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 and Chapter 16 of the National Planning Policy Framework.

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 OR Reasons for recommendation to refuse

- 1) 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 11 August 2025:

Drawing: 125004-ASL-XX00-DR-A-00002

Drawing: 125004-ASL-XX-DR-A-00012 P1

Drawing: 125004-ASL-XX-00-DR-A-00001

Drawing: 125004-ASL-XX-00-DR-A-00010

Document: Design and Access Statement

Photo: 125004-ASL-XX-00-DR-A-00011

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 D19.1.

Appendix 1 – List of consultees & neighbours notified

Canal & River Trust
Canal & River Trust

Advertising Right BT Inlink Outside 27, Whitworth Street West, Manchester, M1 5NG
GARDINER AND THEOBALD LLP, Second Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
CURTINS CONSULTING LTD, First Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
35B Whitworth Street West, Manchester, M1 5NG
23 Whitworth Street West, Manchester, M1 5NG
Flat 1, 23 Whitworth Street West, Manchester, M1 5ND
Flat 2, 23 Whitworth Street West, Manchester, M1 5ND
Flat 4, 23 Whitworth Street West, Manchester, M1 5ND
Flat 7, 23 Whitworth Street West, Manchester, M1 5ND
Flat 8, 23 Whitworth Street West, Manchester, M1 5ND
Flat 6, 23 Whitworth Street West, Manchester, M1 5ND
Flat 3, 23 Whitworth Street West, Manchester, M1 5ND
Flat 5, 23 Whitworth Street West, Manchester, M1 5ND
Flat 8, 31 Whitworth Street West, Manchester, M1 5ND
Flat 7, 31 Whitworth Street West, Manchester, M1 5ND
Flat 6, 31 Whitworth Street West, Manchester, M1 5ND
Flat 5, 31 Whitworth Street West, Manchester, M1 5ND
Flat 3, 35A Whitworth Street West, Manchester, M1 5ND
Flat 2, 35A Whitworth Street West, Manchester, M1 5ND
Flat 1, 35A Whitworth Street West, Manchester, M1 5ND
Flat 8, 35A Whitworth Street West, Manchester, M1 5ND
Flat 7, 35A Whitworth Street West, Manchester, M1 5ND
Flat 6, 35A Whitworth Street West, Manchester, M1 5ND
Flat 15, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 13, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 10, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 8, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 5, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 2, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 8, 27 Whitworth Street West, Manchester, M1 5ND
Flat 5, 27 Whitworth Street West, Manchester, M1 5ND
Flat 2, 27 Whitworth Street West, Manchester, M1 5ND
17 - 19 Whitworth Street West, Manchester, M1 5WG
Rainbar, 80 Great Bridgewater Street, Manchester, M1 5JG
27 Whitworth Street West, Manchester, M1 5NG
Fifth Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Fourth Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
AMBITION SCHOOL LEADERSHIP, Third Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Ground Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Flat At, Rainbar, 80 Great Bridgewater Street, Manchester, M1 5JY
Flat 11, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 9, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 7, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 6, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 4, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 3, 84 Great Bridgewater Street, Manchester, M1 5JG

Flat 1, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 1, 31 Whitworth Street West, Manchester, M1 5ND
Flat 3, 31 Whitworth Street West, Manchester, M1 5ND
21 Whitworth Street West, Manchester, M1 5ND
25 Whitworth Street West, Manchester, M1 5ND
Flat 2, 31 Whitworth Street West, Manchester, M1 5ND
Flat 4, 31 Whitworth Street West, Manchester, M1 5ND
29 Whitworth Street West, Manchester, M1 5ND
33 Whitworth Street West, Manchester, M1 5ND
Flat 5, 35A Whitworth Street West, Manchester, M1 5ND
Flat 4, 35A Whitworth Street West, Manchester, M1 5ND
Flat 16, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 14, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 12, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 7, 27 Whitworth Street West, Manchester, M1 5ND
Flat 6, 27 Whitworth Street West, Manchester, M1 5ND
Flat 4, 27 Whitworth Street West, Manchester, M1 5ND
Flat 3, 27 Whitworth Street West, Manchester, M1 5ND
Flat 1, 27 Whitworth Street West, Manchester, M1 5ND

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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL