MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144353/LO/2025
Date registered valid:	24 October 2025
Proposal:	Listed Building Consent for the installation of 1no. new freestanding Customer Information Display and the relocation of 1no. mounted Customer Information Display.
Address:	Oxford Road Railway Station, Oxford Road Station Approach, Manchester, M1 6FU
Ward(s):	Deansgate Ward
Applicant:	Mr Jake Lamb Sella Controls
Agent (if any):	
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	28/11/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 07 November 2025

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

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
Posted: 07 November 2025 Expired: 21 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 site is the Grade II Listed Oxford Road Train Station, which was built in 1959-60 to the designs of WR Headley for the London Midland Region.

Its historical significance derives from its association with the creation of British Railways in 1948, its status as the only large-scale station in England rebuilt using prefabricated methods, and its architectural features. These features include the main entrance building, which consists of three prefabricated timber shell rooves supported by laminated timber beams which add to the light and spacious character of the interior.

The station has been subject to a number of more contemporary early C21 improvement works, with station's booking office, buffet, toilets and staff facilities constructed of timber and concrete and form a lozenge-shaped island along the southern side of the main building. Two sympathetically styled waiting shelters erected in 2011 are located on the central island platforms and far platform. The concourse area and footbridge steps have also been re-surfaced.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The station is bounded by Oxford Road, Whitworth Street West, New Wakefield Street and Gloucester Street, within the Corridor Manchester area of the City Centre. As such, surrounding uses include a number of higher education institutions and knowledge-based industries.

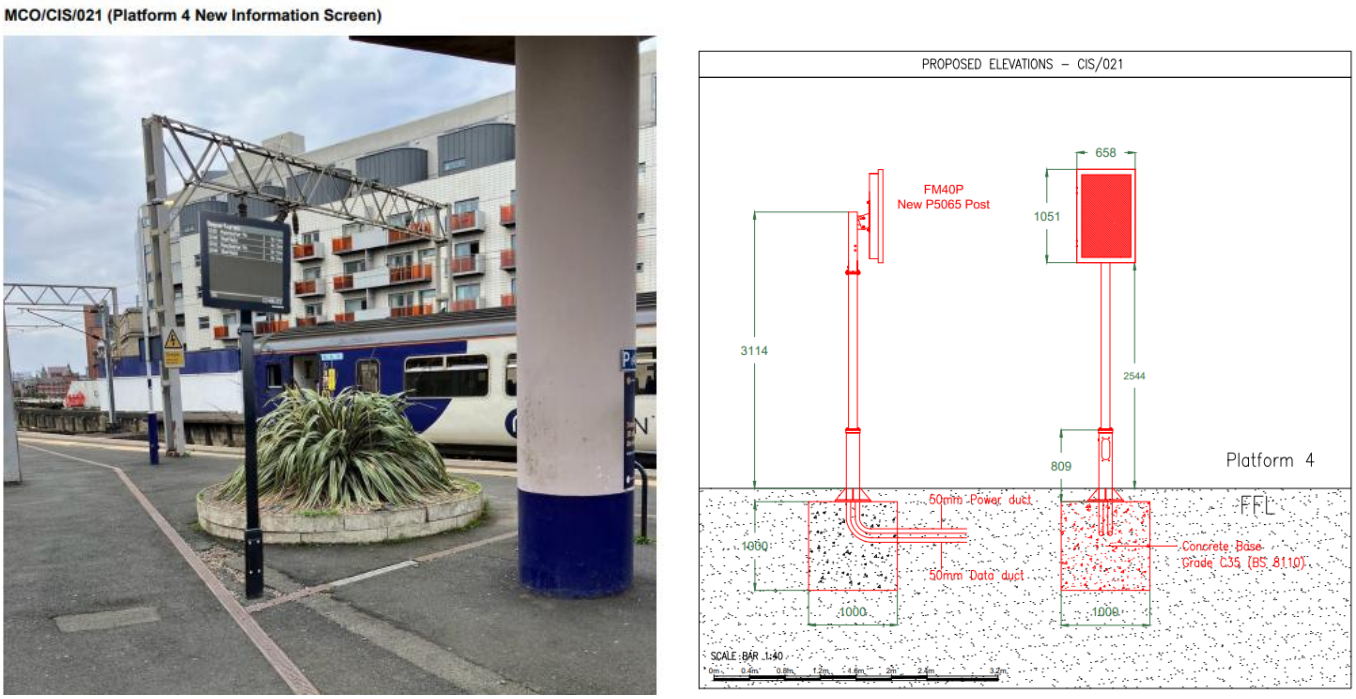
Oxford Road/Oxford Street is a highly trafficked route from South Manchester into the City Centre, is a particularly busy bus route and experiences extremely high footfall.

The surrounding area contains a relatively high number of listed buildings, including the Grade II* Listed Churchgate House, the Grade II Listed Palace Theatre, St James Buildings and Portland Buildings. The site is also adjacent to the Whitworth Street Conservation Area. Due to the station's setback the interior of the station has little impact on their setting.

Description of development

Listed Building Consent is sought for the installation of 1no. new freestanding Customer Information Display and the relocation of 1no. mounted Customer Information Display.

The freestanding Customer Information Display screen would be installed on platform 4 and mounted to a new post. The display screen would measure 658mm x 1051mm and affixed to a pole 3114mm up from ground level.



(Figure 1-2: Render of proposed freestanding display screen (left) and dimensions (right))

Existing cable routes would be utilised with a small amount of new in-ground ducting required to feed the display on platform 4. This would be kept in line with the existing containment located along the platform.

Additionally, an existing display on platform 2/3 would be relocated away from the platform stair access further down the platform and adjacent to the waiting shelter. The screen would measure 706mm x 753mm and would be sited 2300mm above ground level affixed to a cross bar between the curved roof posts.

Image of the current location of MCO/CIS/019 (Platform 2/3 Existing Information Screen)

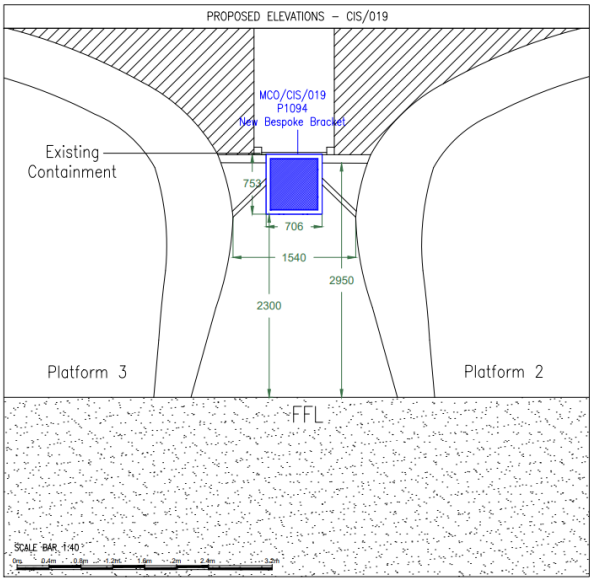


Image of the new proposed location of MCO/CIS/019 (Platform 2/3 Existing Information Screen) before re-location works have commenced.



Image of the ne proposed location of MCO/CIS/019 (Platform 2/3 Existing Information Screen) after re-location works have commenced.





(Figure 3-6: Existing display screen to be relocated (top-left); proposed location as existing (top-right); render of proposed location with screen (bottom-left); and proposed screen dimensions (bottom-right)

Consultations & Notification Responses

Notification:
Occupiers of neighbouring buildings were notified of the proposal via notification letters. No representations have been received.

Advertisement:
The application was advertised by site notice and in the local press as affecting a listed building. No representations have been received.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

- JP-Strat2 – City Centre
- JP-P1 – Sustainable Places
- JP-P2 – Heritage

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- CC9 – Design and Heritage
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC19 – Listed Buildings

NPPF

- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

Listed Buildings and Conservation Areas Act 1990

- Sections 16

Issues

Impact upon the Heritage Asset

While the platforms 2/3 screen would be sited on an existing metal bracket spanning the timber structure and seen in conjunction with the station's significant architectural features, it would be perceived as part of the platform information systems and would not impact upon the spatial character of the platform or its conical design.

While the platform 4 screen would be freestanding and form a new item on the relatively open platform, it would be sited towards the end of the platform and located behind the platform stairs. It is noted that there are a number of lighting columns, structural pillars and electrical equipment with a greater vertical emphasis on the platform. It is similarly considered that the screen would be perceived as part of the platform information systems, would not impact upon the spatial character of the platform nor detract from the design of the main platform.

The new in-ground ducting to facilitate the platform 4 screen would be within the non-original tarmac surfacing to the platform and kept in line with existing containment along the platform, with existing cable routes being used. It is considered that there will be minimal visual impact on the listed station, with a negligible harm to significance.

Ultimately, the proposed works would be ancillary to the function of the station and would not significantly impact upon its significance as a listed station. The listed station's architectural design and features would similarly not be significantly impacted by the proposed works. The works would moreover be reversible, mitigating against permanent harm.
In consideration of the above, the proposed works are considered to result in negligible harm to the significance of the listed building.

Assessment of Harm

As outlined above, the proposal would have a neutral impact on the listed building's significance, and it is not considered necessary to weigh the proposal's impact against its public benefits as per Section 16 of the NPPF.

Conclusion

In consideration of the above and subject to conditions, the proposed works are considered to not have an unacceptable adverse effect on the listed asset's architectural and historic character. On this basis, the proposal is considered to meet the statutory test to preserve as required by Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposal would also meet the requirements set out in Places for Everyone Policies JP-Strat2, JP-P1, and JP-P2; Policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC19; and sections 12 and 16 of the NPPF as they relate to the sustaining, preservation and enhancement of heritage assets.

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

Condition(s) to be attached to decision for approval

1- LBC TIME

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.

Specified Plans and Documents

The development hereby approved shall be carried out in accordance with the following drawings and documents received 24/10/2025:

[Location Plan referenced PP-14423259v1]
Manchester Oxford Road Railway Station Listed Building Application Design and Access Statement
Manchester Oxford Road Railway Station Listed Building Application Heritage Statement
002 REV B01
003 REV B01
004 REV B01

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to PfE Policies JP-Strat2, JP-P1 and JP-P2; Core Strategy Policies SP1, CC9, EN1, EN3, and DM1; saved UDP Policy DC19; Sections 12 and 16 of the NPPF; and Section 16 of the Listed Buildings and Conservation Areas Act 1990.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

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
Flood Zones Type 2 (low to medium risk) -
Flood Zone Plus Climate Change -
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 (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL