

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144777/LO/2025
Date registered valid: 8 March 2026
Proposal: Listed Building Consent for the installation of a gas pipe.
Address: Block A, 12 Pollard Street, Manchester, M4 7AJ
Ward(s): Ancoats & Beswick Ward

Applicant: Sacha Geyser Artisan H2 Ltd C/o RMG Ltd
Agent (if any): Mr Simon Monk Trevaskis Consulting
Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 22/04/2026

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 10 March 2026 Expired: 31 March 2026

Neighbour notifications

Printed: 10 March 2026 Expired: 31 March 2026

Site notice

Posted: 17 March 2026 Expired: 9 April 2026

Press advert

Published: 17 March 2026 Expired: 9 April 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II listed Albion Mill, a former Victorian Mill now converted to residential apartments (Class C3). The property is a four storey building, with surviving chimney stack, modern single storey roof extension and a façade of red brick. The property lies along the southern side of Pollard Street, with the original build being rectangular in shape, though a non-original but early addition rear extension gives the property a rough L shape.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site lies within the neighbourhood of New Islington on the periphery of the north-eastern border of Manchester City Centre. Neighbouring built development is characterised by mid to high rise development of varying age, design and materiality, all of which lie largely in residential use, with some outlying commercial units situated at ground floor. Significant transport infrastructure lies in close proximity to the site, including the New Islington Metrolink stop to the north of the site and Great Ancoats Street to the south-west of the application site.

Description of development

The application seeks listed building consent for the installation of an external gas pipe to the rear of the property.

The proposed pipe would run up the ground floor of the rear elevation of the main body of the application property before pivoting then proceeding up the first, second and third floor of the site's rear extension before terminating within its modern roof extension.

The pipe would be finished in stainless steel and the fixing points required in order to secure it in place would be situated within the facade's mortar.

The measures are required to provide safe gas supply to the application property that complies with modern requirements.

Planning History

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

145255/FO/2026 – Installation of gas pipe to rear elevation – Application pending consideration.

074665/LO/2005/N2 – LISTED BUILDING CONSENT Retrospective Application for amendments to roof and parapet detail not built in accordance with plans approved by under ref 061692/LO/NORTH2/01 and other alterations including new escape staircase – Approved April 2005.

074664/FO/2005/N2 – Retrospective Application for amendments to roof and parapet detail not built in accordance with plans approved under ref: 061691/FO/NORTH2/01 other alterations including new fire escape staircase – Approved April 2005.

061692/LO/NORTH2/01 – LISTED BUILDING CONSENT Conversion of existing warehouse to offices at ground and part first and second floor and formation of 75 residential units above and extension of single new floor at roof level and demolition of buildings at rear – Approved November 2001.

061691/FO/NORTH2/01 – Conversion of existing warehouse to offices at ground floor past first floor and second floor and formation of 75 residential units above and addition of a single new floor at roof level with associated parking – Approved November 2001.

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 ten boroughs which make up Greater Manchester adopted on 21st 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 CC9 – Design and Heritage
- Policy EN1 – Design and Principle 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
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 16 – Conserving the Historic Environment

Draft National Planning Policy Framework (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and fast policy basis for decision and plan making. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Other Legislative Requirements

Issues

Impact upon the Heritage Asset

The application property is an impressive listed mill building, acting as a physical link to Manchester's industrial heritage. The application property was extended and converted to residential apartments in the early 2000s and has been occupied in said use since then. As regulations over gas supply to domestic dwellings has improved over time, there is now a material need on site to provide a new gas supply that complies with modern requirements. Due to limitations with the listed building and current regulations, it is understood that an external gas supply must be proposed. The introduction of any gas pipe on the façade of the listed building will encounter some degree of harm to be caused to the significance of the listed building.

The chosen location for the proposed pipe is located within a relatively obscure location on the listed building, where its extension meets the main body of the property. Views of this location are only possible from the site's car park/access, and thus views of the pipe would not be possible from the overwhelming majority of views of the listed building.

The proposed finish of the pipe would be stainless steel, which is considered to be a sensitive choice that would assist the pipe to blend into the rest of façade and not draw attention to itself and away from the significance of the listed building. It is considered necessary that in the event of an approval planning condition be used to secure this finish in the interest of minimising the harm caused to the listed building. Additionally, planning condition will also require that any fixing points be secured within the property's mortar in order to prevent damage to the facing brickwork of the property. Subject to such conditions, the amount of harm caused to the listed building would be a low level of less than substantial harm.

Heritage Assessment and Conclusion

In line with the above, it is acknowledged that a very low level of less than substantial harm would be caused to the significance of the listed building. Notwithstanding this, it is considered there would be sufficient public benefit generated through its implementation that would outweigh the recognised harm, this being the ability to provide safe gas supply to the dwellings on site. Furthermore, the proposed alterations would be reversible ensuring no permanent damage would be caused to the listed building. Therefore, the proposal would meet the requirements as set out under Section 16(2) of the Planning (Listed Building and Conservation Area) Act 1990 in relation to preservation, and accord with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, CC9, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policy DC19 and DC26, the National Planning Policy Framework and the Planning (Listed Building 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 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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Conditions 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:

- o AW-G 11: Block Plan (Received 15/12/2025)
- o AW-G 12: Location Plan (Received 15/12/2025)
- o AW-G 13: South Elevation Main Entrance Courtyard (Received 14/01/2026)
- o AW-G 14: West Elevation Main Entrance Courtyard (Received 14/01/2026)

- o AW-G 20: Fixing Detail
- o Design and Access Statement Rev C (Prepared by Trevaskis Consulting; Dated 02/02/2026)
- o Heritage Statement Rev C (Prepared by Trevaskis Consulting; Dated 02/02/2026)

All stamped as received by the City Council as Local Planning Authority on 06/02/2026, 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 pipe hereby approved shall be finished in stainless steel and shall then be painted black.

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 Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

4) The fixings for the pipe hereby approved shall be secured within the listed building's mortar and not it's facing brickwork.

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 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

Flat 14, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 15, 10 Pollard Street, Manchester, M4 7DS
Flat 8, 6 Pollard Street, Manchester, M4 7BN
Flat 2, 6A Pollard Street, Manchester, M4 7BP
Flat 20, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 23, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 55, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 35, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 33, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 2, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 7, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 11, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 13, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 14, 10 Pollard Street, Manchester, M4 7DS
Flat 1, 10 Pollard Street, Manchester, M4 7DS
Flat 11, 10 Pollard Street, Manchester, M4 7DS
Flat 10, 6 Pollard Street, Manchester, M4 7BN
Flat 7, 6 Pollard Street, Manchester, M4 7BN
Flat 5, 6 Pollard Street, Manchester, M4 7BN
Flat 8, 6A Pollard Street, Manchester, M4 7BP
Flat 24, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 30, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 31, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 54, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 11, Block A, 12 Pollard Street, Manchester, M4 7AJ
Serviced Apartment 53, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 43, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 22, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 36, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 5, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 3, 10 Pollard Street, Manchester, M4 7DS
Flat 2, 10 Pollard Street, Manchester, M4 7DS
Flat 1, 6 Pollard Street, Manchester, M4 7BN
Flat 4, 6A Pollard Street, Manchester, M4 7BP
Flat 5, 6A Pollard Street, Manchester, M4 7BP
Flat 3, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 28, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 1, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 14, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 15, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 16, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 3, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 4, 10 Pollard Street, Manchester, M4 7DS
Flat 3, 6 Pollard Street, Manchester, M4 7BN
Flat 7, 6A Pollard Street, Manchester, M4 7BP
Flat 9, 10 Pollard Street, Manchester, M4 7DS
Flat 25, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 47, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 6, Block A, 12 Pollard Street, Manchester, M4 7AJ
Ground Floor, Block A, 12 Pollard Street, Manchester, M4 7AJ

Flat 42, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 50, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 17, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 34, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 9, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 8, 10 Pollard Street, Manchester, M4 7DS
Flat 6, 10 Pollard Street, Manchester, M4 7DS
Flat 3, 6A Pollard Street, Manchester, M4 7BP
Flat 1, 6A Pollard Street, Manchester, M4 7BP
Flat 7, 10 Pollard Street, Manchester, M4 7DS
Flat 38, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 46, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 12, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 21, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 48, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 52, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 41, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 32, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 58, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 49, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 10, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 2, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 12, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 6, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 13, 10 Pollard Street, Manchester, M4 7DS
Serviced Apartment 16, 10 Pollard Street, Manchester, M4 7DS
Flat 2, 6 Pollard Street, Manchester, M4 7BN
Flat 6, 6 Pollard Street, Manchester, M4 7BN
Flat 9, 6 Pollard Street, Manchester, M4 7BN
Hetherington's Cafe Bar, 8 Pollard Street, Manchester, M4 7DS
Flat 9, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 57, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 8, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 45, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 6, 6A Pollard Street, Manchester, M4 7BP
Flat 51, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 56, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 15, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 19, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 16, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 7, Block A, 12 Pollard Street, Manchester, M4 7AJ
Ground Floor, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 4, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 12, 10 Pollard Street, Manchester, M4 7DS
8A Pollard Street, Manchester, M4 7DS
Flat 29, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 18, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 39, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 13, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 44, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 37, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 10, Block A, 12 Pollard Street, Manchester, M4 7AJ
267 Great Ancoats Street, Manchester, M4 7DB
Flat 1, Block B, 12 Pollard Street, Manchester, M4 7AJ

Flat 8, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 10, 10 Pollard Street, Manchester, M4 7DS
Flat 5, 10 Pollard Street, Manchester, M4 7DS
Flat 4, 6 Pollard Street, Manchester, M4 7BN
Flat 26, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 4, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 27, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 59, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 5, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 40, Block A, 12 Pollard Street, Manchester, M4 7AJ

Appendix 2 – Planning constraints

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 (Middle) -
Area Team Boundary - Name: CENTRAL