MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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PO Box 532 Town Hall
Manchester M60 2LA

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Victoria Baths

Address Line 1

Hathersage Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M13 0FE

Description of site location must be completed if postcode is not known:

Easting (x)

385729

Northing (y)

395955

Description

Applicant Details

Name/Company

Title

First name

Surname

Manchester City Council

Company Name

Address

Address line 1

Capital Programmes and Procurement

Address line 2

Manchester City Council

Address line 3

PO BOX 532 Town Hall

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M60 2LA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Tom

Surname

Chapman

Company Name

BailyGarner LLP

Address

Address line 1

15 Oxford Court

Address line 2

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

GB

Postcode

M2 3WQ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The proposed works comprise of alterations to the concrete ramp to the front elevation of Victoria Baths, to the left of the Males 1st Class entrance as seen from Hathersage Road. The offices to the basement are suffering from water ingress due to the water run off from the ramp. The proposals are split between 2 areas: Area 1 consists of excavation of the proposed area of works to 150mm below the internal finished floor level, the installation of concrete to the excavated area which has a fall to direct water to a new gully, the installation of a retaining wall in masonry to match existing and a new perforated galvanised metal grating to be installed over the top of the excavated area. This area will then be connected to an existing gulley located on the opposite side of the ramp.
Area 2 consists of excavation of the area to 150mm below the internal finished floor level, installation of concrete to the excavated area, the installation of York stone pavers with an open channel threshold drain directing water to the existing gully, the gully will be lowered to new finished surface level, the extension of the existing downpipe in cast iron with a profile to match existing to reach the new gully level and the installation of a retaining wall to the level of the adjacent area which has not been excavated.

Has the development or work already been started without consent?

- ◯ Yes
- ⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ◯ Don't know
- ◯ Grade I
- ⊘ Grade II*
- ◯ Grade II

Is it an ecclesiastical building?

- ◯ Don't know
- ◯ Yes
- ⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

◯ Yes
⊘ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

◯ Yes
⊘ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

⊘ Yes
◯ No

If Yes, do the proposed works include

a) works to the interior of the building?

◯ Yes
⊘ No

b) works to the exterior of the building?

⊘ Yes
◯ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

⊘ Yes
◯ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

◯ Yes
⊘ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Refer to drawing numbers listed below and photo schedule appended to this application.
VBC-MCC-ZZ-ZZ-DR-B-0010 - Proposed Works REVA
VBC-MCC-ZZ-ZZ-DR-B-0012 - 3D Visualisation

Materials

Does the proposed development require any materials to be used?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Vehicle access and hard standing

Existing materials and finishes:
Concrete ramp to front elevation removed.

Proposed materials and finishes:
To area 1 on the attached plans, the concrete ramp is part excavated, retained with a masonry wall constructed of brickwork in colour and profile to match existing. Area left exposed will be covered with galvanised metal grating to allow rainwater run off to flow into new threshold drain. In area 2 on attached plans, the concrete hardstanding is excavated and replaced with York stone pavers which are diverted to the existing gully which is lowered to new surface level.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Drawing Numbers:
VBC-MCC-ZZ-ZZ-DR-B-0010 - Proposed Works REVA
VBC-MCC-ZZ-ZZ-DR-B-0012 - 3D Visualisation

Proposed Schedule of Works:
Victoria Baths - Schedule of Work

Design & Access Statement:
2026 07 01Heritage Statement - signed

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

12/05/2026

Details of the pre-application advice received

On Site meeting to discuss MCC proposals. This was then followed up with a Teams meeting on 19/05 where minor changes were recommended to ensure the drawings captured all proposals.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- [ ] Yes
- [x] No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days? E.g. All the land is owned by a single individual

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- [x] The Applicant
- [ ] The Agent

Title

First Name

Surname

Manchester City Council

Declaration Date

07/07/2026

- [x] Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Tom Chapman

Date

07/07/2026