MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000405
Application type:	Listed building consent (Alt/Ext)
Proposal:	Listed Building Consent for installation of louvre to rear elevation.
Site address:	Arch 122 Woollam Place Manchester M3 4JJ
Ward(s):	Deansgate
Date application valid:	27 May 2026
Applicant name:	Mr Daniel Foggo
Agent (if any):	
Case officer:	Michael Pearson
Recommendation:	Approve
Date of recommendation:	06/08/2026

Description of site, building and/or area

The application relates to an industrial arch infill unit present at Arch 122 Woollam Place that forms part of the Grade II listed Manchester South Junction and Altrincham Railway Viaduct. The unit features a modern brick and ribbed cladded front elevation with vehicle and pedestrian access. To the rear of the site an access door features on an elevation completed in modern navy/black engineering brick. The arch infill dates from 2017-2019 and formed part of the wider works to create the Ordsall Chord rail line. Internally, the arch is lined with white cladding. The arch has remained unoccupied since being completed between 2017-2019. The arch is accessed off of a gated vehicle access at the end of Woollam Place. Access to the rear is block by palisade fencing.

The neighbouring area forms that of the neighbourhood of Castlefield, a lower density mostly residential area located within the south-western corner of the Manchester City Centre boundary. The neighbouring area also lies within the Castlefield Conservation Area which still features many Victorian buildings that date back to Manchester's industrial expansion. The locality is visually dominated by the Ordsall Chord which cuts through the local street pattern, with the site being visually overshadowed by the residential towers present at Trinity Island to the west. The row of arches that the site forms part of are largely unoccupied, though to the north of the site there are live planning permissions for a gym use at Arch 124 and a café/restaurant use at Arch 121, approved under permission 143601/FO/2025 and 145227/FO/2026 respectively. Residential development is present along Woollam Place and consists of residential apartments in three storey buildings.

Description of development

The application seeks consent for the installation of a louvre and internal alterations to facilitate a bakery use.

The proposed external alterations consist of the insertion of a decorative louvre within the rear elevation that would have a height and width of 600mm. Said louvre would be inset within the rear elevation so as to be flush with the unit's brickwork, and is required in order to house the bakery's extraction system.

Internally, the proposal would see the installation of raised plant equipment, a counter, bin store, cold store, and food preparation area.

Relevant planning history

PLA-2026-000046 - Change of use to create Use Class E together with external alterations including installation of louvre – Application under consideration.

Relevant neighbouring applications
145412/LO/2026 - Listed Building Consent for installation of 2no. louvres to rear and internal alterations to facilitate cafe use – Approved June 2026.

145227/FO/2026 - Creation of café (Use Class E) with external alterations including creation of extract to the rear – Approved June 2026.

143601/FO/2025 - Change of Use from Class B Industrial to Class E - E(d) Indoor sport, recreation or fitness – Approved November 2025.

Consultation, notification and publicity responses

Publicity – A site notice and press notice were published. Neighbouring properties were notified of the proposals by letter. No representations were received.

Relevant policies

The Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:
- Policy JP-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-S4 – Flood Risk and the Water Environment
- Policy JP-G8 – A Net Enhancement of Biodiversity and Geodiversity
- 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 EC1 – Employment and Economic Growth in Manchester
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy C10 – Leisure and the Evening Economy

- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN8 – Adaptation to Climate Change
- Policy EN14 – Flood Risk
- Policy EN15 – Biodiversity and Geological Conservation
- Policy EN19 – Waste
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:
- Policy DC10 – Food and Drink Uses
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Noise and Development

National Planning Policy Framework (NPPF)
- Chapter 6 – Building a strong, competitive economy
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 15 – Conserving and Enhancing the Natural Environment
- Chapter 16 – Conserving and Enhancing 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 faster 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
Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Assessment

The application site is a Grade II listed structure and lies within the Castlefield Conservation Area. The railway viaduct for the Manchester South Junction & Altrincham Railway Company, constructed between 1846-49, derives its significance from its ornate design, how it functions as an early example of rail expansion, its group value and general historic interest. Notwithstanding this however, the railway arch the proposal concerns form part of a group of heavily modified railway arches that were altered as part of the delivery of the Ordsall Chord, the rail link between Manchester Victoria and Manchester Piccadilly. The Ordsall Chord now visually dominates the street scene to the west of the site, with its façade of corten, concrete and dark grey engineering brick infills. Due to these alterations, it is considered the setting of the western side of the railway viaduct has been heavily compromised.



Application site as seen from Woollam Place in 2015 (Left) and in 2025 (Right)



Rear of application site as seen from Water Street in 2011 (Left) and in 2025 (Right)

Internally, the arch has been lined by modern materials, obscuring any original material that may still be present. In line with this, it is considered the internals of the arch do not greatly contribute to the listed structure's significance.



Photographs of application site's rear elevation and internals

As stated previously, the application site has been heavily modified through the delivery of the Ordsall Chord, this includes the site's rear elevation which has been rebuilt in grey engineering brick. The proposal would see the insertion of louvre within the arch's rear elevation, seeing the

removal of said engineering brick. The proposed louvre would be obscured from view by a decorative screen and would only be partially visible from views along Water Street. As the proposed louvre would be set within modern material and be largely obscured from public view, it is considered the proposal would cause a very low amount of less than substantial harm to be caused to the significance of the listed arch.

Internally, the proposal would see the installation of baking and extract equipment. It is appreciated this would have a notable impact on how the space is viewed. Notwithstanding this, in light of how the internals of the arch modern and do not contribute significantly to the listed arch's significance, it is considered that the proposed internal works would cause a negligible level of harm.

It is recognised that the proposals would have significant public benefits if implemented, including, securing the future use of the site, and the contribution made to the continued regeneration of the City Centre through the occupation of a long vacant commercial unit.

Conclusion

In line with the above, it is acknowledged that a very low amount of less than substantial harm would be caused to the significance of the listed structure. Notwithstanding this, it is considered there would be sufficient public generated through the implementation of the proposal that would outweigh the recognised harm, this being securing the occupation of the site and the economic and social benefits that would be generated via its occupation. Therefore, the proposal would meet the requirements as set out under Section 16(2) of the Planning (Listed Building and Conservation Areas) 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, EC2, EC3, CC1, CC9, EN3, EN4 and DM1, Saved Unitary Development Plan Policies 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 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

Conditions attached to this decision

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:

   - Location Plan (Planning Portal Reference PP-14827662v3)
   - A1.01: Floor Plans
   - B0117 21: Proposed Rear External Elevation (Received 08/06/2026)
   - C914/1 Rev B: Bread Oven Extract Ventilation System (Received 08/06/2026)
   - Cross Section (Received 08/06/2026)
   - Heritage Statement (Dated April 2026)

   Received by the City Council as Local Planning Authority on 27/04/2026, 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.