MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

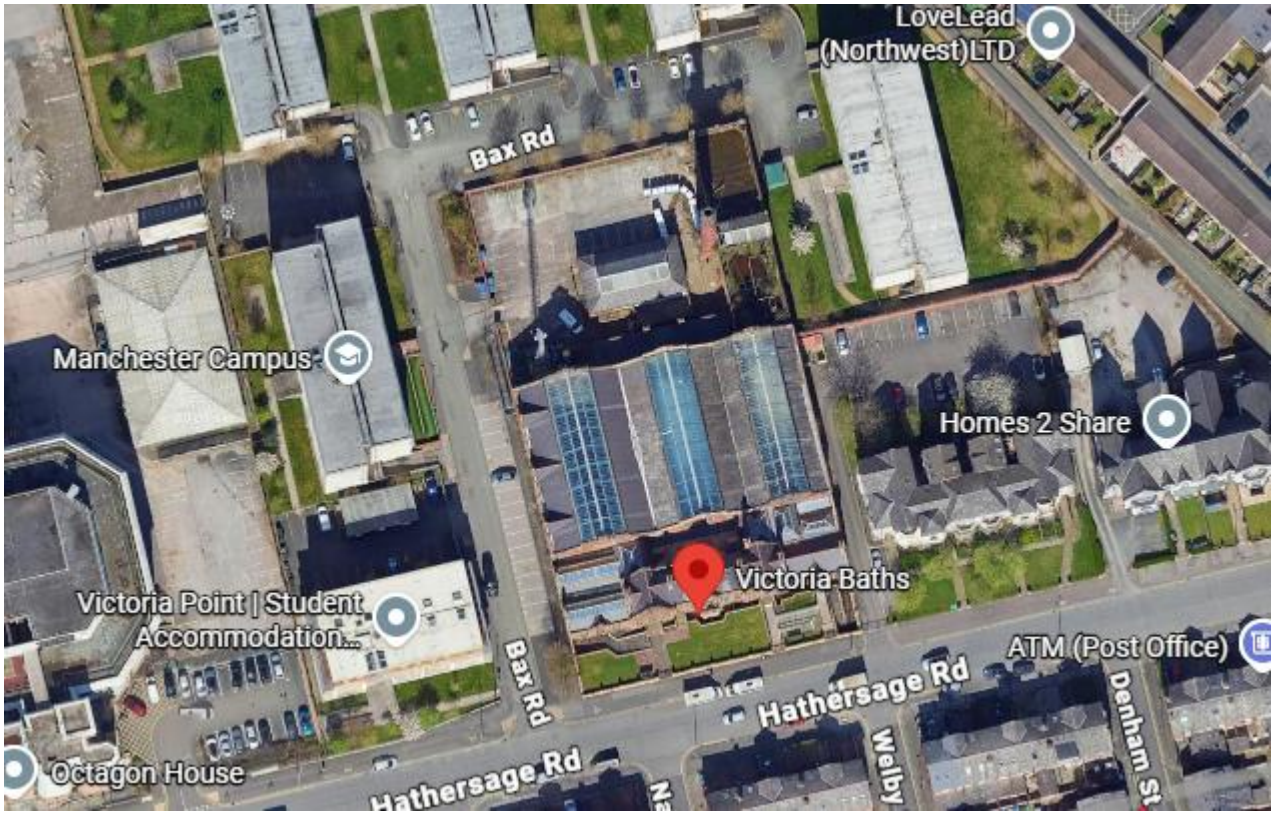
Summary of application details

Application reference:	PLA-2026-000945
Application type:	Listed building consent (Alt/Ext)
Proposal:	Installation of concrete ramp to the front elevation of Victoria Baths with retaining wall and installation of associated grating, excavation works and installation of surfacing
Site address:	Victoria Baths Hathersage Road Manchester M13 0FE
Ward(s):	Ardwick
Date application valid:	07 July 2026
Applicant name:	Manchester City Council Capital Programmes and Procurement
Agent (if any):	Mr Tom Chapman
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	16 October 2026

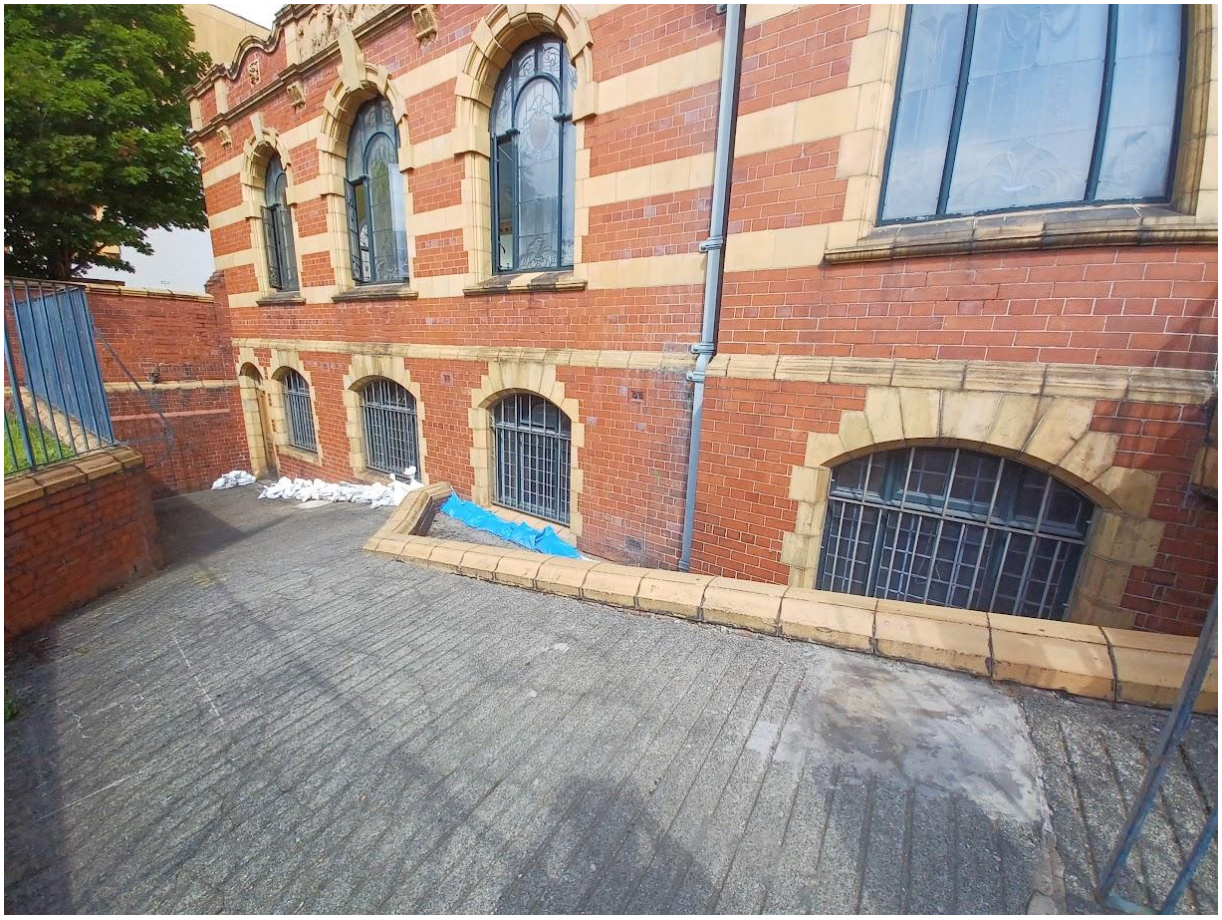
Description of site, building and/or area

The application site comprises a Grade II* listed former public baths building dating from 1906. The building is constructed of red brick with buff terracotta dressings beneath steeply pitched slate roofs with glazed rooflights. Designed in an elaborate Edwardian eclectic style incorporating Jacobean and Baroque influences, the principal elevation presents a symmetrical composition with prominent gables, decorative terracotta detailing, turrets and a distinctive central clock tower.

The building is arranged with a front entrance range and three parallel bath halls extending to the rear. The site includes an enclosed forecourt bounded by decorative walls, gate piers and wrought-iron gates. Internally, significant historic features survive, including glazed terracotta detailing, galleried pool halls, original changing cubicles, Art Nouveau railings and former Turkish Baths. The building is recognised for its architectural quality, landmark presence and the survival of important original public bath facilities and fittings.


LoveLead
(Northwest)LTD
Bax Rd
Manchester Campus
Homes 2 Share
Victoria Baths
Victoria Point | Student
Accommodation...
Bax Rd
ATM (Post Office)
Hathersage Rd
Denham St
Octagon House
Hathersage Rd
Welby







Description of development

The applicant is seeking Listed Building Consent for the installation of a concrete ramp to the front elevation of Victoria Baths with retaining wall and installation of associated grating, excavation works and installation of surfacing.

Consultation, notification and publicity responses

Consultations

Flood Risk Management raised no objection to the proposal. It was recommended that, in the event consent is granted, informatives be attached advising the applicant of the potential need for property flood resilience measures and the presence of an existing culvert within close proximity to the site.

Historic England made no comments on the proposal.

Notifications and publicity

No responses received.

Relevant policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC19 – Listed Buildings

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 DM1 – Development Management
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2024)
- Chapter 2 – Achieving Sustainable Development
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.
- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage

Draft National Planning Policy Framework (NPPF, 2025)
- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
- Policy HE4: Securing the conservation and enhancement of heritage assets
- Policy HE5: Assessing effects on heritage assets
- Policy HE6: Proposals affecting designated heritage assets

Assessment

Principle – the principle of the proposal, to install a concrete ramp to the front elevation of Victoria Baths with retaining wall and installation of associated grating, excavation works and installation of surfacing, is considered acceptable.

The proposed works relate to the existing concrete ramp located at the western corner of the southern elevation of the building, adjacent to the former Male First Class Entrance when viewed from Hathersage Road. The rooms served by this ramp are currently experiencing significant water ingress as a result of surface water run-off. Water currently flows down the ramp and is absorbed into the adjacent brickwork, contributing to damp penetration and deterioration of the internal fabric. The proposed alterations seek to improve the ramp profile and drainage arrangements to prevent water from entering the structure and facilitate the drying out and long-term preservation of the affected internal areas

The main consideration in the determination of this Listed Building Consent application is the impact of the proposed works upon the special architectural and historic interest, character, appearance and significance of the Grade II listed structure, having special regard to Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant heritage policies of the Development Plan, including saved policy DC18 of the Unitary Development Plan for the City of Manchester, policy EN3 of the Manchester Core Strategy, and policy JP-P2 of Places for Everyone, and the requirements of the National Planning Policy Framework (2026).

Scope of works – the submitted Heritage Statement indicates the scope of works is split into two areas, as identified on the submitted drawings.

In Area 1, it is proposed to excavate the existing ramp back from the front elevation of the building by approximately 850mm to a depth of 150mm below finished floor level. A 150mm concrete footing will then be installed to support a new masonry retaining wall. Behind the retaining wall, 100mm of concrete will be laid and graded towards a new threshold drain. The threshold drain will be connected to an existing drainage connection, requiring localised breaking out and reinstatement of the existing concrete surface. The proposed retaining wall will be constructed in brickwork, one brick thick in garden wall bond, rising to the height of the existing ramp and following its gradient towards the entrance door. The wall will be finished with a header course.

The proposals acknowledge that sections of previously concealed brickwork to the principal elevation will be exposed following the removal of part of the existing ramp structure and will require repointing, although the extent of repairs cannot be fully determined until the wall is exposed. New Code 5 lead flashing is proposed to be installed to the exposed brickwork, extending a minimum of 150mm above the new drainage channel and dressed into the gully to prevent water splashback affecting the historic masonry. The newly formed drainage channel will be covered by a cast iron grid/grating, allowing surface water drainage while preventing blockages and enabling future maintenance through its removable design.

In Area 2, an existing retaining wall is already present, although the area behind it has previously been infilled with concrete. The proposal involves excavating to a depth of 150mm below the finished floor level of the basement, consistent with the works proposed in Area 1. A new 100mm concrete surface will then be laid and graded towards an open drainage channel which will discharge into the existing gully. Where excavation and regrading create changes in level, a new brick retaining wall matching the construction and detailing proposed in Area 1 will be introduced. The existing gully will be lowered to correspond with the new finished surface level, and the existing rainwater downpipe will be extended accordingly. This extension will be formed in cast iron to match the style and profile of the existing historic rainwater goods.

Impact upon Grade II* listed building – the proposed works are considered to preserve the special architectural and historic interest and significance of the Grade II* listed Victoria Baths.

The alterations are limited in extent and are confined to an existing modern concrete ramp and drainage arrangement at the western corner of the southern elevation. The works have been carefully designed to address an ongoing water ingress issue which is causing deterioration to the historic fabric of the building through the saturation of adjacent brickwork.

Whilst the proposal involves localised excavation, the introduction of new retaining walls, drainage infrastructure and associated surfacing, these interventions will be largely concealed within the existing ramped area and will not result in the loss of any significant historic fabric or features of special architectural or historic interest. The proposed use of brick retaining walls, cast iron grating and cast iron rainwater goods will ensure that the new elements are sympathetic to the character and appearance of the listed building. Additionally, the exposure, repair and repointing of sections of previously concealed brickwork, together with the introduction of lead flashing and improved drainage measures, will assist in protecting the historic fabric from further water damage and facilitate the long-term conservation of the building.

On balance, the proposal would deliver a heritage benefit through the resolution of an existing defect affecting the building's condition and would result in no notable harm to the significance, character or appearance of the Grade II* listed building**.**

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle and impact upon the Grade II* listed building and its setting as it broadly complies with saved policy DC19 of the Unitary Development Plan for the City of Manchester policies DM1 , SP1 and EN3 of the Manchester Core Strategy, JP-P1 and JP-P2 of Places for Everyone, and the requirements of the National Planning Policy Framework (2026).

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

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to Refuse

1) 3-year time limit:

The works authorised by this consent shall begin no later than the expiration three years from the date of this consent.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) Specified plans:

The works hereby approved shall be carried out in accordance with the following drawings and documents:

- ‘Proposed Works’, numbered ‘VBC-MCC-ZZ-ZZ-DR-B-0010 REV B’, received by the City Council as Local Planning Authority on 16 October 2026.
- ‘Proposed Works’, numbered ‘VBC-MCC-ZZ-ZZ-DR-B-0011 REV A’, received by the City Council as Local Planning Authority on 16 October 2026.
- ‘3d Visualisation’, numbered ‘VBC-MCC-ZZ-ZZ-DR-B-0013 REV A’, received by the City Council as Local Planning Authority on 16 September 2026.
- ‘Section C-C - Existing and Proposed Works’, numbered ‘VBC-MCC-ZZ-ZZ-DR-B-0014 REV A’, received by the City Council as Local Planning Authority on 16 October 2026.
- Victoria Baths - Area 2 Visualisation, received by the City Council as Local Planning Authority on 12 October 2026.
- ‘Design and Access and Heritage Statement’, received by the City Council as Local Planning Authority on 16 September 2026.

Reason - To ensure that the works are carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

Prior to the commencement of the relevant section of works, samples and specifications of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

a) Brick edging;
b) Stone paving;
c) Metal drainage grille and associated fixings;
d) Mortar mix(es) for repairs and repointing;
e) Materials to be used in brick repairs;
f) Materials and finishes for internal repairs;
g) Cast iron goods and finishes.

The works shall then be carried out in full accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and the requirements of the National Planning Policy Framework (2026).

4) Methodologies:

Prior to the commencement of the relevant section of works, a detailed schedule and methodology for the execution of the works shall be submitted to and approved in writing by the City Council as Local Planning Authority. The submitted details shall include:

a) Methodology for excavation works and measures for the protection of the building and its historic fabric during construction;
b) Methodology for repointing works;
c) Methodology for brick repairs;
d) Methodology for internal repairs.

The works shall then be carried out in full accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core

Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and the requirements of the National Planning Policy Framework (2026).

5) Additional details:

Prior to the commencement of the relevant section of works, detailed drawings and specifications of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

a) The drainage grille and associated fixing methods;
b) The Yorkstone paving layout/pattern and stone channel detail;
c) Any internal or external repair works not already shown on the approved plans.

The works shall then be carried out in full accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and the requirements of the National Planning Policy Framework (2026).

Informatives:

MCC records highlight that the underground Malkin Brook Sewer / Rush Brook is located within close proximity to the site (approximately 85 m to the South of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following
link:
https://manchester.portal.uk.empro.verintcloudservices.com/site/myaccount/request/pr_watercourse_land.