MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141547/LO/2024
Date registered valid:	10 December 2024
Proposal:	Listed Building Consent for Wi-fi upgrade.
Address:	The Waterhouse, 67 - 71 Princess Street, Manchester, M2 4EG
Ward(s):	Deansgate Ward
Applicant:	Harrison Ince Harrison Ince Ltd
Agent (if any):	Harrison Ince Harrison Ince Architects Ltd
Case officer:	James Bridgman Tel: 0161 219 6202 Email: james.bridgman@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	3 February 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:
Printed: 13 December 2024 Expired: 6 January 2025

Neighbour notifications
Printed: 13 December 2024 Expired: 6 January 2025

Site notice
Posted: 17 December 2024 Expired: 10 January 2025

Press advert
Published: 17 December 2024 Expired: 7 January 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Albert Square Conservation Area 1972

Tree Preservation Order: Not applicable

The application relates to the Grade II Listed Portland Buildings located at 65 to 71 Princess Street, which is currently in use as a Public House named the Waterhouse and operated by JD Weatherspoon.

The building adjoins the Grade II Listed 46 to 48 Kennedy Street and a non-listed building at 57 to 63 Princess Street and has frontages on Princess Street, Cooper Street and Kennedy Street. It is also opposite the Grade I Listed Town Hall, which is Manchester's most significant civic landmarks and an icon of Manchester's history. Our Town Hall, originally opened in 1877, is considered to be one of the masterpieces of Victorian Neo-Gothic architect, Alfred Waterhouse.

The building is located within the Albert Square Conservation Area and adjacent the Upper King Street Conservation Area.

The building is comprised of a row of four late C18 terraced houses. The facade of the building is comprised mostly of brick with sandstone dressings. The buildings retrain original features externally including Tuscan pilaster door cases and panelled doors with fanlights, sash windows and various tall chimneys and internally, including doors, beams, architraves, fireplaces, a staircase and cornices.

The buildings were refurbished and converted into a Public House around 2002.

Surrounding uses include the Town Hall Complex, offices, shops, hotels, bars, restaurants, takeaways and cafés.

Princess Street is a busy route through the City Centre. The Metrolink now runs along Princess Street between St Peters Square and Cross Street.

Description of development

Listed Building Consent is sought for the installation of a Wi-fi upgrade at The Waterhouse.

The installation consists of several additional wireless access points (red circles below) and new cabling (route shown in yellow below).

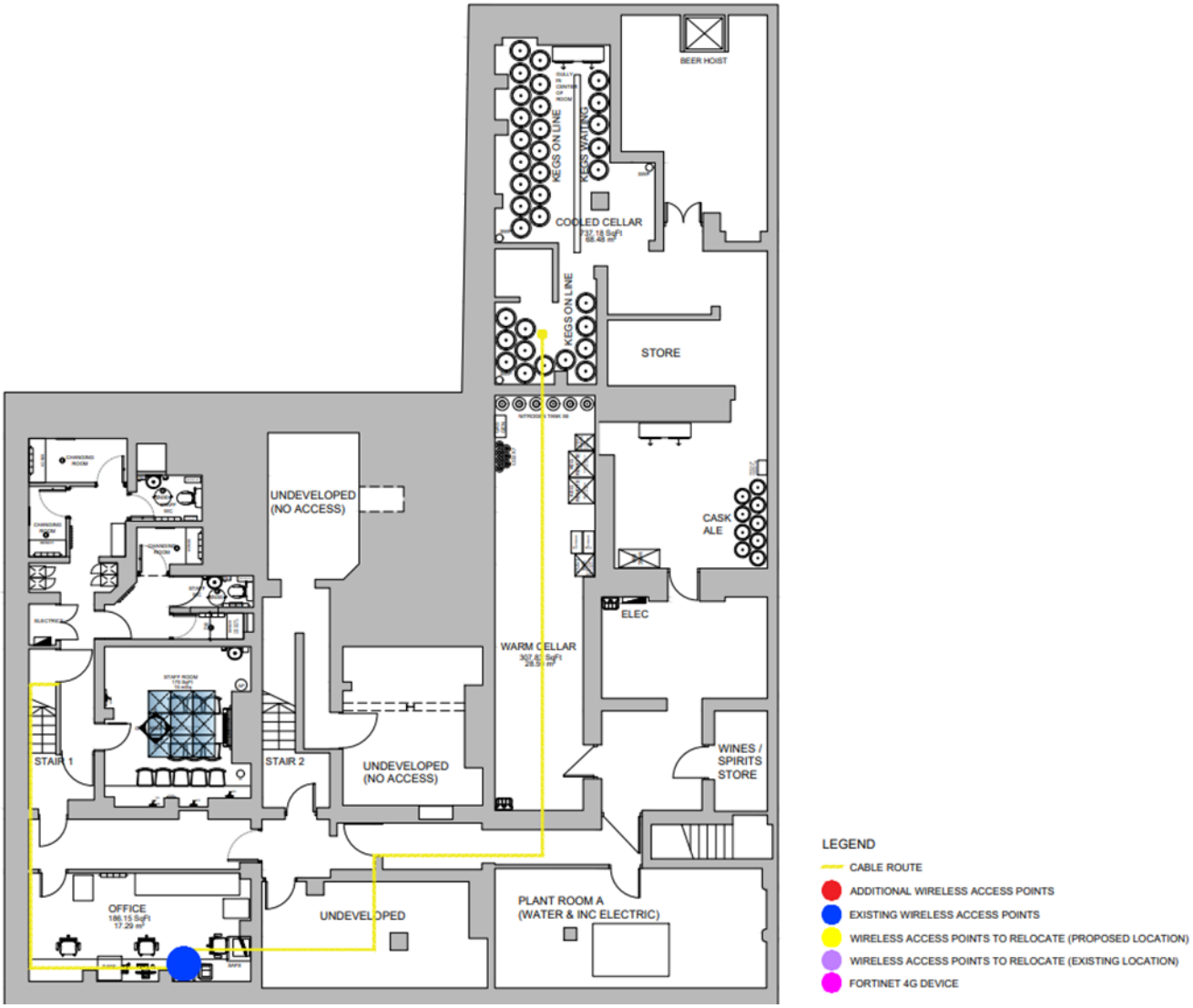
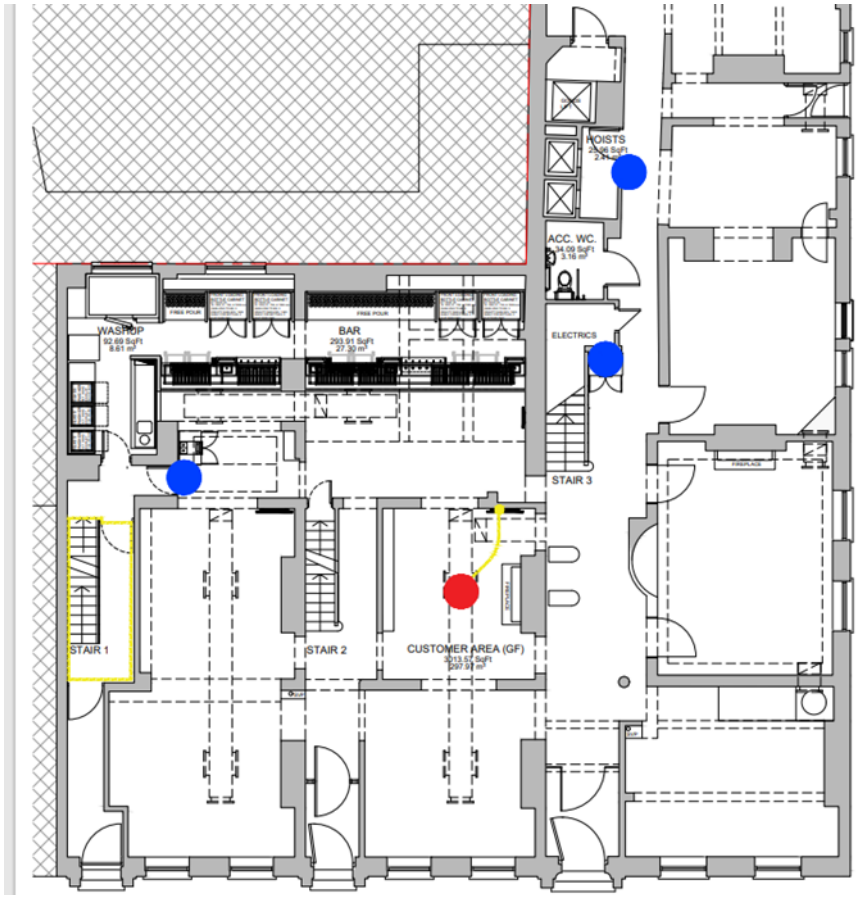
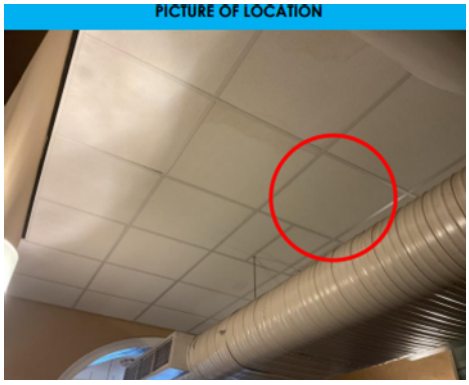


Figure 1 – Proposed Basement Plan



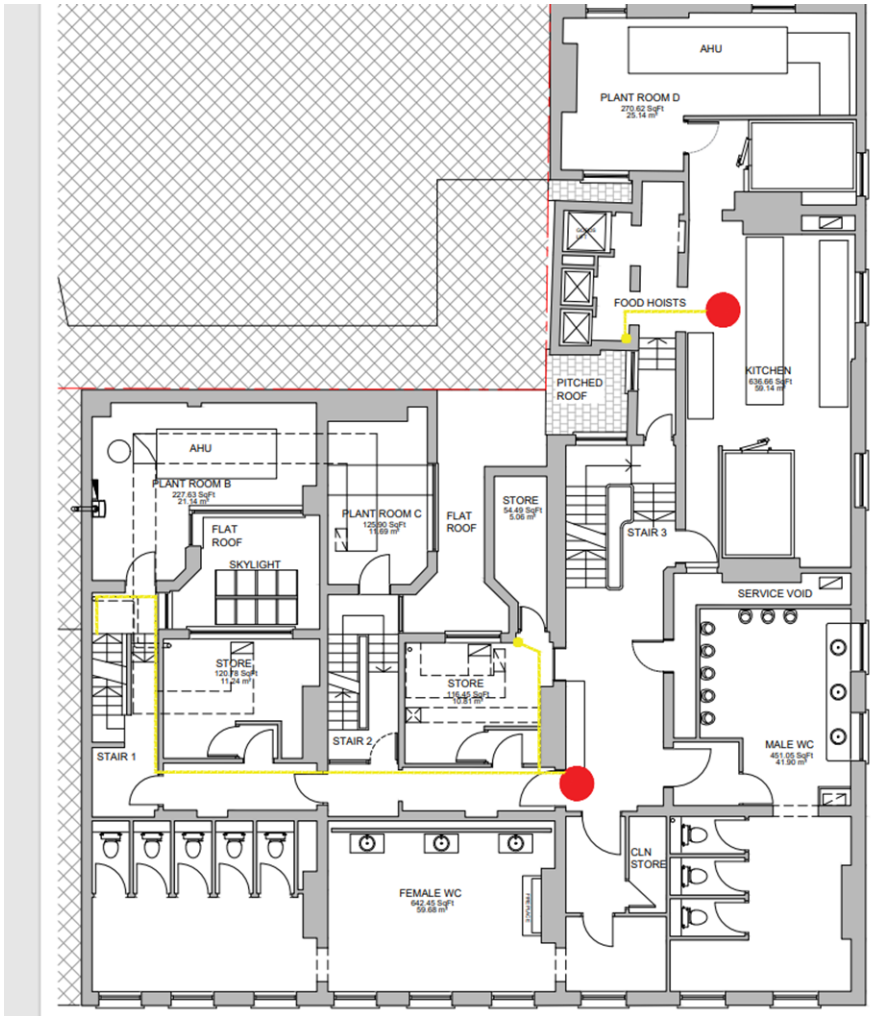
PICTURE OF LOCATION



LEGEND

- CABLE ROUTE
- ADDITIONAL WIRELESS ACCESS POINTS
- EXISTING WIRELESS ACCESS POINTS
- WIRELESS ACCESS POINTS TO RELOCATE (PROPOSED LOCATION)
- WIRELESS ACCESS POINTS TO RELOCATE (EXISTING LOCATION)
- FORTINET 4G DEVICE

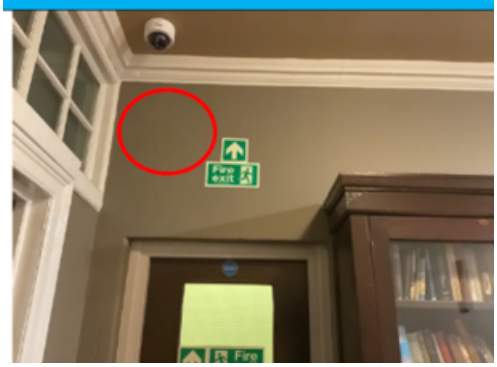
Figure 2 – Proposed Ground Floor



PICTURE OF LOCATION



PICTURE OF LOCATION



LEGEND

- CABLE ROUTE
- ADDITIONAL WIRELESS ACCESS POINTS
- EXISTING WIRELESS ACCESS POINTS
- WIRELESS ACCESS POINTS TO RELOCATE (PROPOSED LOCATION)
- WIRELESS ACCESS POINTS TO RELOCATE (EXISTING LOCATION)
- FORTINET 4G DEVICE

Figure 3 – Proposed First Floor

There will also be relocation of an existing access point (purple circle) to a new location (yellow circle).

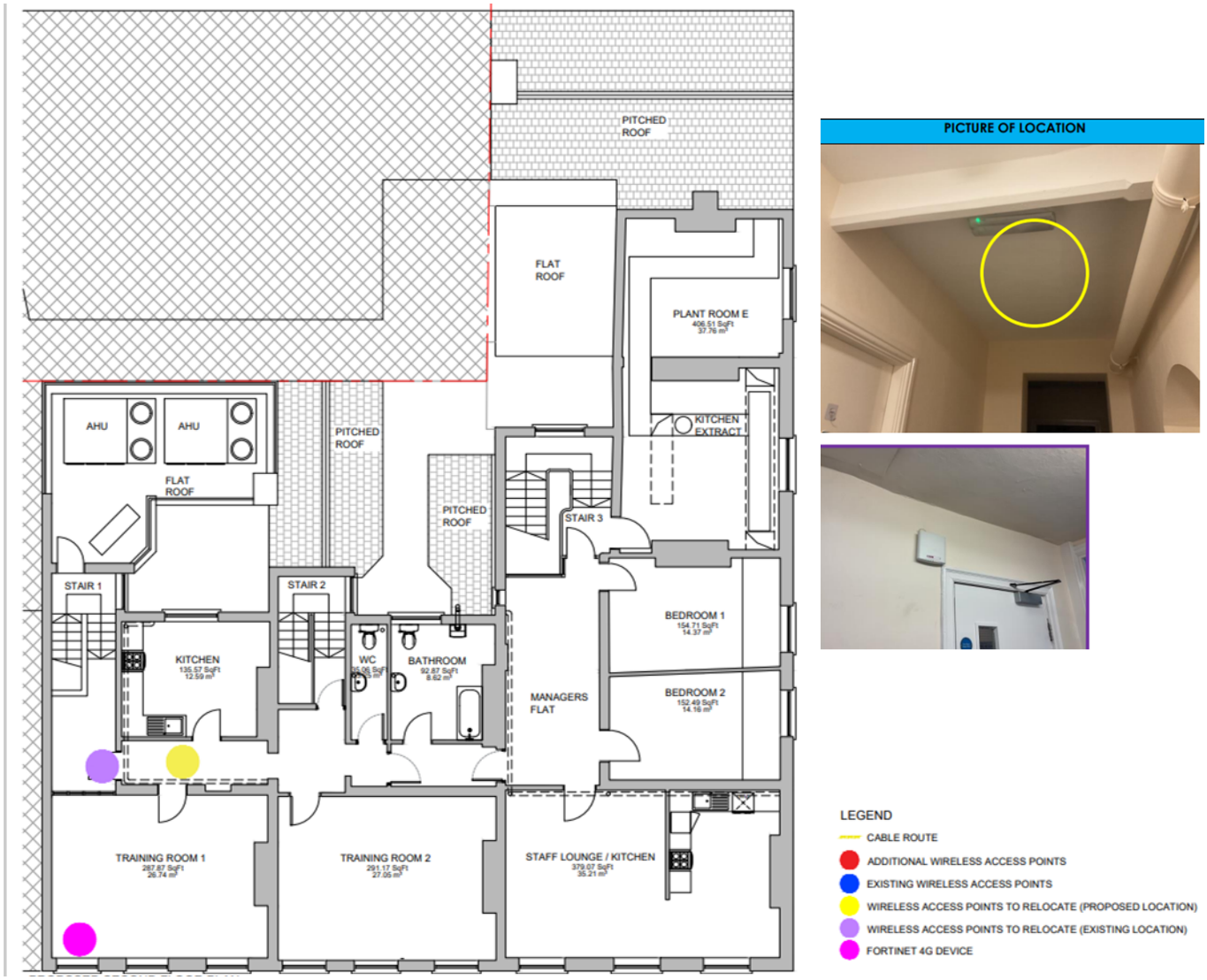


Figure 4 – Proposed Second Floor Plan



Figure 5 – Proposed Access Point (Fortinet FortiAP-231F)

Planning History

139567/LO/2024 - Listed Building Consent for internal alterations to the basement – Approved 23/07/2024

Consultations & Notification Responses

Publicity - The proposal has been advertised by way of Press notice and Site Notice. Letters have also been sent to local residents and businesses. No comments have been received.

Policy

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 CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings

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-P1 - Sustainable Places
- Policy JP-P1 – Sustainable Development
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Issues

Impact on Heritage Asset

Following officer discussions, concerns were expressed with the use of plastic trunking and the resultant harm to the significance of the listed building. The applicant amended the scheme to include cabling tacked to the walls/skirtings.

The cabling routes have been minimized and concealed or make use of existing runs wherever possible. There will be penetrations through walls to create holes to allow the cabling to run through. The cabling and associated penetration will result in less than substantial harm to the listed building.

In the interest of minimising any direct harm to historic features of the listed building, access points are to be installed in hidden or less prominent locations. This has been demonstrated in the photographs shown within Figures 2-4

The access point located on the first floor adjacent to the women's toilets preferably would have been sited on the ceiling and close to the existing CCTV unit. However, it is understood that in order to comply with electrical regulations, in this instance, the cabling could not be provided within the ceiling void.

Having assessed the impact on the heritage of the building, negative impacts have been minimized as far as is reasonably practical, but the proposal would amount to a low level of less than substantial harm.

Public Benefits

Information showing existing signals across the building has been submitted to support there is a required need to improve Wi-fi access to areas of the building for both visitors and members of staff.

The scheme is considered to improve access to Wi-fi for visitors. This will enable visitors to order drinks and food through the companies' app on their mobile devices.

The proposal will also allow visitors to access the internet via their mobile or electronic devices for personal use.

Conclusion

In view of the above, this application is considered acceptable, as the works are considered to cause a low amount of less than substantial harm to the special interest and the historic character of the Grade II listed building. Any less than substantial harm is considered to be outweighed by the public benefit gained by the access to wi-fi for all patrons and staff of this establishment that will result from these works being carried out.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. After objections from Urban Design and Heritage over some of the proposed works, discussions were undertaken with the applicant/agent and a solution was agreed to.

Condition(s) 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:

   Received by the City Council as the Local Planning Authority on the 3 February 2025:

   - Detail Route Survey

   Received by the City Council as the Local Planning Authority on the 20 January 2025:

   - Proposed Basement Plan: PN2103-19 - AL01 REV A
   - Proposed Ground Floor Plan: PN2103-19 - AL02 REV A
   - Proposed First Floor Plan: PN2103-19 - AL03 REV A

   Received by the City Council as the Local Planning Authority on the 10 December 2024:

   - Proposed Second Floor Plan: PN2103-19 - AL04

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

3) Prior to the repairs to any historic fabric from the removal of existing access points, a detailed method statement and product specifications (including lime-based materials) for the repairs shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

Reason: In the interests of preserving and protecting the historic character and appearance of the listed building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Ground Floor, 73 - 75 Princess Street, Manchester, M2 4EG
Tesco Express, 55 Princess Street, Manchester, M2 4EW
City Arms, 48 Kennedy Street, Manchester, M2 4BQ
Sixth Floor, 55 Princess Street, Manchester, M2 4EW
Fifth Floor, 55 Princess Street, Manchester, M2 4EW
Fourth Floor, 55 Princess Street, Manchester, M2 4EW
Third Floor, 55 Princess Street, Manchester, M2 4EW
Second Floor, 55 Princess Street, Manchester, M2 4EW
First Floor, 55 Princess Street, Manchester, M2 4EW
Ground Floor, 55 Princess Street, Manchester, M2 4EW
63 Princess Street, Manchester, M2 4EQ
Flat At, City Arms, 48 Kennedy Street, Manchester, M2 4BQ
First Floor, 57 Princess Street, Manchester, M2 4EQ
Second Floor, 57 Princess Street, Manchester, M2 4EQ
Basement Room D, Abbey House, 32 Booth Street, Manchester, M2 4AB
Basement Room C, Abbey House, 32 Booth Street, Manchester, M2 4AB
Basement Room B, Abbey House, 32 Booth Street, Manchester, M2 4AB
Basement Room A, Abbey House, 32 Booth Street, Manchester, M2 4AB
Mezzanine Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
Fourth Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
Third Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
Second Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
First Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
Unit 9, Abbey House, 32 Booth Street, Manchester, M2 4AB
Unit 8, Abbey House, 32 Booth Street, Manchester, M2 4AB
Greggs, Unit 7, Abbey House, 32 Booth Street, Manchester, M2 4AB
Unit 6, Abbey House, 32 Booth Street, Manchester, M2 4AB
Unit 5, Abbey House, 32 Booth Street, Manchester, M2 4AB
Third Floor, 57 Princess Street, Manchester, M2 4EQ
Fourth Floor, 57 Princess Street, Manchester, M2 4EQ
Basement And Ground Floor, 65 Princess Street, Manchester, M2 4EG
Basement And Ground Floor, 73 - 75 Princess Street, Manchester, M2 4EG
55 Princess Street, Manchester, M2 4EW
12 Cooper Street, Manchester, M2 2FW
Unit 3, Abbey House, Cooper Street, Manchester, M2 2FW
9A Cooper Street, Manchester, M2 2FW
65 Princess Street, Manchester, M2 4EG
Fourth Floor, 73 - 75 Princess Street, Manchester, M2 4EG
Third Floor, 73 - 75 Princess Street, Manchester, M2 4EG
Second Floor, 73 - 75 Princess Street, Manchester, M2 4EG
First Floor, 73 - 75 Princess Street, Manchester, M2 4EG
57 Princess Street, Manchester, M2 4EQ
57 - 63 Princess Street, Manchester, M2 4EG
73 - 75 Princess Street, Manchester, M2 4EG
Abbey House, Cooper Street, Manchester, M2 2FW
9 Cooper Street, Manchester, M2 2FW
42 - 44 Kennedy Street, Manchester, M2 4BQ
Porky Pigs, 7 Cooper Street, Manchester, M2 2FW
Vine Inn, 46 Kennedy Street, Manchester, M2 4BQ
5 Cooper Street, Manchester, M2 2FW

Flat 12, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 11, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 10, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 9, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 8, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 7, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 6, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 5, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 4, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 3, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 2, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 1, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Salut Wines Limited, 11 Cooper Street, Manchester, M2 2FW
1 Cooper Street, Manchester, M2 2FW

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
Conservation Area - Albert Square Conservation Area 1972
Area Team Boundary - Name: CENTRAL