MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141581/LO/2024 and 141580/FO/2024
Date registered valid:	25 November 2024
Proposal:	Listed Building Consent for the installation of CCTV, wi-fi and water supply.
Address:	Old Quadrangle, Manchester University, Oxford Road, Manchester, M13 9PL
Ward(s):	Hulme Ward
Applicant:	University of Manchester
Agent (if any):	Mr David Tye, Paul Butler Associates Ltd
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**17 January 2025**

Application Details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 28 November 2024

Standard consultations:
Printed: 28 November 2024 Expired: 19 December 2024

Neighbour notifications
Printed: 28 November 2024 Expired: 19 December 2024

Site notice
Posted: 28 November 2024 Expired: 19 December 2024

Press advert
Published: 3 December 2024 Expired: 24 December 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II*

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The Old Quadrangle is located at the University of Manchester campus on Oxford Road. The western boundary of the Old Quadrangle is formed by the John Owens building (Grade II* listed), the northern boundary is formed by the Beyer building (Grade II* listed), the eastern boundary is formed by the Whitworth building (Grade II* listed) and Whitworth Hall (Grade II* listed), whilst the southern boundary is formed by the Christie building (Grade II* listed). The Old Quadrangle has never been rectangular as the name would suggest with the Christie building butting into the space which is irregular.

The buildings surrounding the Old Quadrangle were listed Grade II* on 18 December 1963. The statutory listing address of the complex is Victoria University of Manchester including Christie Library, Whitworth Library, Whitworth Hall.

The Quadrangle has recently been remodelled to mark the University of Manchester's Bicentennial in 2024.

The site does not lie within a Conservation Area.

Description of Development

Application **141581/LO/2024** seeks listed building consent for the installation of CCTV, wi-fi and water supply.

Application **141580/FO/2024** seeks planning permission for the installation of CCTV, wi-fi and water supply.

The proposed service installations will serve the recently completed landscaping remodelling scheme implemented by the University of Manchester to the Old Quadrangle.

The works are required in order to update on site infrastructure to provide CCTV to allow safe use of the remodelled environment, provide Wi-fi coverage to promote and facilitate use of the space and to provide a water supply to irrigate soft landscape planting

Related Applications

137963/LO/2023 - Listed Building Consent for remodelling of hard and soft landscape.
Approved December 2023.

137962/FO/2023 - Remodelling of hard and soft landscape.
Approved December 2023.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Policy

The effect of the proposal on the affected heritage asset has been considered under the following criteria.

The Adopted Core Strategy for the City of Manchester (2012)

SP1 (Spatial Principles) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to improve access to jobs, services and open space, and provide good access to sustainable transport provision.

EN1 (Design Principles and Strategic Character Areas) advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character. It also advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

EN3 (Heritage) advises that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre and that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

CC9 (Design and Heritage) advises that design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other

LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

CC10 (A Place for Everyone) advises that the City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through: Uses which increase the diversity of activity in the City Centre, with an emphasis on family-oriented activity; and, High standards of accessibility to buildings and across spaces in the City Centre.

DM1 (Development Management) states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:

- Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

The Unitary Development Plan (UDP) for the City of Manchester (1995)

The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced; however, a number of polices were saved on 11 July 2012 and remain extant.

DC19.1 (Listed Buildings) states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an advise effect on its architectural or historic character; and seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Places for Everyone (2024)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

JP-Strat2 (City Centre) states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

JP-P1 (Sustainable Places) states an aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

JP-P2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

JP-P5 (Education, Skills and Knowledge) states that significant enhancements in education, skills and knowledge to benefit existing and new residents will be promoted, including by:
- Enabling the delivery of new and improved accessible facilities for all ages, such as early years, schools, further and higher education, and adult training to ensure our workforce is ready to benefit from new employment opportunities.
- Enhancing the existing campuses and developing new ones.
- Strengthening the world-leading research capabilities and promoting opportunities for business spin-offs.
- Continuing to help develop Greater Manchester as the UK's best destination for students

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer

environment through Secured by Design principles, appropriate waste management measures, and environmental sustainability.

In Chapter 2 'Design', paragraph 2.7 outlines the City Council's expectations that all new developments should have a high standard of design making a positive contribution to the City's environment and encourages "the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing, and orientation of its buildings should achieve a unified form which blends in with and links to adjacent areas.

National Planning Policy Framework (NPPF) (2024)

Development decisions should, therefore, accord with the requirements of the **NPPF**, in particular to **section 16 (Conserving and enhancing the historic environment).**

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Section 12 (Achieving well-designed places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It specifically states that:

"Development that is not well designed should be refused, specifically where it fails to reflect local design policies and government guidance on design. Developments should help to raise the standard of design more generally in an area and fit in with the overall form and layout of their surroundings" (**paragraph 139**).

At the heart of the Framework is a presumption in favour of sustainable development in terms, "*For plan-making*" and "*For decision-taking*", (**paragraph 11**).

Section 16 (Conserving and enhancing the historic environment) states the following:

Paragraph 202 advises that heritage assets should be conserved in a manner appropriate to their significance.

Paragraph 207 advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 208 advises that LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Paragraph 210 advises that in determining applications, LPAs should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 213 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 214 states that where a development proposal will lead to substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 215 advises that proposals of less than substantial harm to the significance of a designated heritage asset should be assessed against the wider public benefits of the proposal.

Paragraph 219 advises that local planning authorities should look for opportunities for new development within conservation areas, and within the setting of heritage assets, to enhance or better reveal their significance.

The National Design Guide (January 2021)

Illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

There are 10 characteristics of well-designed places within the National Design Guide which are listed below:

- Context - enhances the surroundings
- Identity - attractive and distinctive
- Built form - a coherent pattern of development
- Movement - accessible and easy to move around
- Nature - enhanced and optimised
- Public Spaces - safe, social, and inclusive
- Uses - mixed and integrated
- Homes and buildings - functional, healthy, and sustainable
- Resources - efficient and resilient
- Lifespan - made to last

Other Legislation

Sections 16, 66 and 72 of the **Listed Buildings and Conservation Areas Act 1990** require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

Issues

In determining whether the proposed works are acceptable, the main issue to consider is the impact these proposed works will have on the heritage asset itself and to establish whether the public benefits of the proposal will outweigh any potential less than substantial harm that might result from the proposed works being undertaken.

Principle of the Development

The principle of the development is considered to be acceptable. The space in question will have to be capable of accommodating large formal graduation ceremonies and also function as a space that can accommodate a short break from study or a lunch break.

In order to achieve these functions, the space needs to be safe for users, hence the requirement for CCTV, requires wi-fi access to meet user needs and expectations, particularly during graduation events when there is higher need to wi-fi connectivity and public safety needs to be ensured by providing sufficient wi-fi access, and water supply is required to sustain elements of the soft landscaping in times of drought.

On this basis, the principle of the development is considered to be acceptable.

Visual Amenity

The proposed scheme seeks to provide CCTV, Wi-fi and water for soft landscape irrigation in a manner which is sensitive to the history of the application site.

The proposals have been developed through a heritage-led approach with a clear understanding and appreciation of the significance and heritage of the subject site.

Within the Old Quadrangle, cabling and infrastructure is mainly situated below ground level. Within buildings wherever possible existing voids or containment will be used for new cabling and pipework. Camera and AP locations have been carefully selected to minimise the number of APs/CCTV cameras required.

<u>CCTV cameras</u>

The proposed installation will involve mount CCTV cameras on the existing contemporary lighting columns within the Old Quadrangle.

This approach allows existing below ground cable voids to be used to accommodate cabling thereby removing the need for surface mounted cabling. Cables are routed below ground from existing ducts through each lighting column thereby containing all new cabling within the existing infrastructure of the remodelled Quadrangle.

The three pole mounted cameras selected externally allow full coverage of the Quad and are supplemented by a fourth camera below the Queens arch between the Whitworth Building and Whitworth Hall which will provide CCTV coverage of the main entrance.



CGI mock-up of the proposed CCTV installation on poles

A thorough options analysis was conducted before arriving at this design solution. This analysis is clearly laid out in Section 4 of the Heritage and Design and Access Statement that accompanies the submission.

Three different options that all involved mounting the cameras on the surroundings buildings were discounted. These options all necessitated additional internal cabling and façade penetrations, which would impact on historic fabric of the surrounding listed buildings, and involved more cameras being required than the final proposed option, due to the fact that the proposed option involves 360 degree cameras on poles, which can rotate and capture a wider field of view, compared to cameras attached to the walls, each of which would have a narrower field of view, which would therefore result in more CCTV cameras being required, between 8 and 6 depending on the option, compared to the 4 cameras as proposed.

Whilst the bulkiness of the proposed CCTV is not ideal, the City Council recognises that the selection of a 360-degree camera, whilst larger in size than other CCTV cameras, will enable an option for CCTV coverage to be implemented that will result in less overall clutter throughout the Quadrangle and will result in a lower amount of less than substantial harm to the heritage asset overall.

The colour finishes CCTV cameras will be colour matched to existing lighting pole finishes to ensure they read as an integral part of the remodelling scheme.



CGI of proposed camera mounted under Queen's Arch

The placement of the camera beneath the arch is not preferable, however, the City Council recognises and accepts the evidence put forward that there is not alterative design solution that would provide adequate coverage for the area under Queen's Arch, which is the primary route into The Quadrangle and is therefore extremely important to provide the necessary security coverage for.

Wi-fi

The proposed wi-fi design involves mounting four WIFI Access Points (APs) on new lighting columns within the Old Quadrangle which will achieve maximum coverage of the space whilst minimising the number of APs necessary.

Under this design supplementary AP coverage is required, although the gap in coverage associated with pole mounting can be addressed by providing two low bollards in the landscaped area aside the Beyer building rather than affixing a new AP to the Quad facing frontage of the Beyer building.

Three alternative design options have been considered:

1. **APs to the rear of benches -** The design team considered installing Wi-Fi by placing APs behind the new benches surrounding the ellipse, however, several areas within the Old Quad which would not be served by a signal. Due to the anticipated capacity of people demanding wi-fi within the space during graduation and at other major events, placing APs behind benches would not work as the signal would become lost within large groups of people and the middle of the ellipse and outer edges would struggle to have coverage in any event. Additionally, zero secondary services were built into this design to mitigate against AP failures or roaming which might occur, again resulting in poor coverage and service gaps.

2. **APs to the rear of benches with supplementary building mounted APs -** Whilst coverage was improved for this option compared to option 1, signal strength across the space was still not predicted to be strong enough to serve for graduation events, especially in the centre of the ellipse. There would also be a requirement to run cables through the adjacent listed buildings and create further penetrations in the external walls.

3. **APs mounted on existing building lanterns -** This wi-fi design provided significantly better coverage across the space and had the benefit of using existing penetrations through walls for new wiring. However, this design was unsuitable due to the larger number of APs required to secure acceptable coverage, the number required being 20 in all. Additionally, the layout requires an AP to be mounted on the Quad facing elevation of the Beyer Building. This was deemed to have a negative impact on the Boston Ivy covered elevation of the Beyer building.

The final design was progressed following the introduction of lighting poles into the space, these provide high mounting points for the APs without touching the building facades and provides good coverage across the space.

The APs selected emit a 360 signal into the space from the columns rather than only 180 from the building elevations which reduces any low signal areas and reduces the number of AP's from 20 to just 6, which therefore represents significant reduction in the amount of visual clutter that will be added in comparison to the other options presented.

An AP on the Beyer elevation can be avoided by the use of two low level AP bollards in the soft landscaping which will be recessive and softened as the new planting matures. During construction two below ground ducts were installed to accommodate these bollard APs.

The ducting routes are already installed to enable the lighting columns so no further works will be required other than pulling the cables through the external ducts and installing the low-level bollards. Again, this reduces the amount of clutter added to this high-quality recently redevelopment open space.

<u>Water Supply</u>

The water supply route has been selected to minimise impact on the building with provision run from an existing basement w/c into the Quad at below ground level. The routing selected has limited impact and shows the Design Team have understood the heritage fabric of the site and have designed a proposal which is sympathetic to the built form of the site.

Access

No matters regarding access, either positive or negative, have been identified as a result of the proposed works.

Public Safety

The proposed works will provide a benefit to public safety through the provision of wi-fi, which would enable greater communication with emergency services if a situation requiring such services arises, and through the installation of CCTV, which will help to both prevent and assist in solving any crimes or anti-social behaviour that is carried out as a result of these works.

There are no identified negative impacts on public safety as a result of these works.

Assessment of Significance

The Old Quadrangle has evolved over time, and the courtyard has been remodelled on several occasions, most recently in 2024 when an existing car parking area was removed and replaced by new soft and hard landscaping including an oval lawn.

Archaeological interest

The Heritage and Design and Access statement that accompanies the application lays out that the Lancashire Series Ordnance Survey, Large Scale Town Plans of 1851 shows that prior to the erection of John Owens building in c.1870 the application site accommodated domestic villas.

Many of the University buildings surrounding the Old Quadrangle occupy the land on which these villas stood, and since the University buildings have basements, this will have removed earlier remains associated with the villa phase of development.

No groundworks are proposed as part of this application and the site is considered to have very low potential for archaeological interest.

Architectural and artistic interest

The buildings, perimeter walls and historic entrances surrounding the Old Quadrangle are considered to be of high architectural interest. The Old Quad has no manmade architecture or other fabric of architectural interest and is considered to be without architectural interest.

Historic Interest

At surface level of the courtyard contains only one feature of historic interest and this is the glacial erratic boulder located aside the Beyer building. The Old Quadrangle space is regarded as having low historical interest, largely attributed to the boulder and the space itself.

Whilst the Old Quadrangle retains few historic features of merit and has evolved in an unplanned and ad hoc manner, resulting in an irregular plan form, it does provide an external area from which the adjacent range of grade II* listed buildings which surround the courtyard can be viewed and experienced by staff, student and visitors.

The courtyard is judged to make a positive contribution to the setting of the adjacent grade II* listed buildings.

These listed building enclosing the space are considered to be of high historical importance and the facades of the building that face on to the Quadrangle constructed of Sandstone ashlar in a Gothic style.

The uninterrupted, clear, uncluttered facades of the buildings are considered to be of significance to the high historic interest of the surrounding Grade II* listed buildings.

Impact on Heritage Asset

CCTV Proposals

Old Quadrangle: The proposals involve mounting CCTV cameras to three existing contemporary lighting columns within the Old Quad.

No surface mounted cabling is proposed with wiring to be contained within the lighting columns and within existing below ground ducting which was installed when the Old Quad was remodelled earlier in the year. New external cabling is returned back to the John Owens Building to a common existing service void.

These particular works are not considered to cause any less than substantial harm to the listed assets.

The introduction of these cameras and associated lighting poles, within the setting of listed buildings, has a low level of harm to the significance of the designated heritage asset due to the accessories at the top of the pole being bulky together the introduction of clutter within the setting of the listed buildings. This would result in a very low level of less than substantial harm caused to the setting of the listed assets.

In order to minimise the impact of the poles, CCTV and wifi installations, they will be colour matched to the existing lighting columns (a bronze colour). This would reduce the appearance of the installations and make them appear subservient in the space.

Whitworth Building: A small black finished dome camera is proposed to be installed to provide CCTV coverage of the entrance to Oxford Road. This is to be located under Queens Arch.

New external wiring is proposed although externally this is predominantly concealed to the rear of an existing cornice and thereafter runs into a roof void, again the cabling being out of view.

Internally the majority of the new cabling is contained within an existing vertical riser within a committee room and from there runs into an existing data cabinet within the roof space above the committee room. A small length of new trunking is proposed between the archway roof void and into the committee room riser although the wall on which this is proposed to be mounted includes existing surface mounted services. Provided metal containment is used for the new containment and painted to match the existing decoration.

The placement of the camera under Queens Arch and the associated cabling is considered to result in an introduction of clutter that is judged to have low adverse harm on the significance of the building and will result in a low amount of less than substantial harm to the building.

John Owens Building: The combined CCTV cabling from the Old Quad is returned into the basement of the John Owens building into an existing plant room. From here it is linked to an existing data cabinet located in lobby ‘034’ running via surface mounted ducting and wherever possible contained within false ceiling voids. Although a small amount of surface mounted containment is proposed, the walls on which this is proposed to be mounted are basement corridor or plant room which carry existing surface mounted services. Provided metal containment is used for the new containment and painted to match the existing decoration.

The introduction of the surface mounted containment will result in additional clutter that will result in a low level of harm to the significance of the building. This would amount to less than substantial harm as defined in the NPPF.

<u>Wi-fi Proposals</u>

Old Quadrangle: The new APs are designed to be colour matched to the existing lighting columns and therefore are in keeping with the contemporary lighting fixtures already installed within the space.

Two Wi-fi bollards are proposed aside the Beyer building avoiding the need to mount an AP on the external elevation of the Beyer. These will utilise existing below ground ducting which was installed when the Old Quad was remodelled. The bollards are to be colour matched and integrated within existing landscaping beds which will partially screen the APs as the landscaping matures.

The introduction of the APs on the lighting poles and the bollards are considered to introduction a degree of clutter that will result in a low level of less than substantial harm to the building.

John Owens Building: The combined Wi-fi cabling from the Old Quad is returned into the basement of the John Owens building into existing basement storeroom LG029. From here it is linked to an existing data cabinet located in lobby 034 running via surface mounted ducting and wherever possible within false ceiling voids.

Although a small amount of surface mounted containment is proposed, the walls on which this is proposed to be mounted are basement corridor or storeroom ones which carry existing surface mounted services. Provided metal containment is used for the new containment and painted to match the existing decoration

The works will result in the introduction of a small amount of clutter to the historic fabric of the building, which will result in a very low level of less than substantial harm to the building.

Water Supply Proposals

The proposed water supply route has been selected to minimise impact on the building with provision routed from an existing basement w/c existing into the Old Quad at below ground level. No pipework will be surface mounted. The new bib tap enclosure is to be colour matched to the existing lighting columns and low-level lighting bollards and will be in keeping with the contemporary lighting fixtures already installed within the space.

The lower part of a w/c sash window with obscure glazing is proposed to be removed and boarded in timber to accommodate a hole for the required pipework. The window forms part of a basement w/c and is not prominent being sited in a lightwell below a contemporary extraction fan. Cabling within a conduit is proposed from the basement storeroom at LG.029 running to the w/c room.

Although a small amount of surface mounted containment is proposed, the walls on which this is proposed to be mounted is basement corridor carrying existing surface mounted services. Provided metal containment is used for the new containment and painted to match the existing decoration.

The works are judged to result in a low level of less than substantial harm to the building, due to the introduction of cabling, which will add clutter to the historic fabric of the building, and due to the lower part of a w/c sash window with obscure glazing being removed and to be boarded in timber.

Cumulative Impact

The changes for which approval is sought are necessary to secure the functionality of the heritage asset and are reversible should a future occupier wish to remove the installations. The assessment above has identified the impact of the proposed works on the significance of the listing.

Works have been identified to result in an overall low level of less than substantial harm to the listed buildings in question.

Public Benefits

Paragraph 214 of the NPPF states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.

The positive public benefit identified is that the installation of Wi-fi facilitates to allow the continued use of the asset for modern educational purposes.

The installation of CCTV will protect the buildings and space from potential vandalism and will enhance the personal safety of users.

Installation of irrigation will support the soft landscaping within the remodelled Quadrangle, thereby enhancing the setting of the designated asset.

These public benefits of the proposed scheme outweigh the low level of less than substantial harm caused, therefore the policy tests provided by Paragraphs 208 and 215 are satisfied, whilst other relevant legislation, policy and guidance set out within Section 3 is also complied with.

Conclusion

In view of the above, this application is considered acceptable, as the works are considered to cause a low level of less than substantial harm to the special interest and the historic character of the Grade II listed building.

Any less than substantial harm caused as a result of these works is considered to be outweighed by the public benefit that will result from these works being carried out, including the continued use of the space, the introduction of w-fi, the safety that the installation of CCTV will bring, and the irrigation that will support the landscaping in the Quadrangle, which enhances the setting of the designated asset.

<u>Other Legislative Requirements</u>

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 application.

Condition(s) to be attached to decision 141581/LO/2024 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 Manchester City Council as the Local Planning Authority on 25 November 2024:

- Location Plan
- Proposed External Wi-fi Access Points Layout EA0074-E-65-EX-001
- Proposed Internal Wi-fi Access Points Layout EA0074-E-65-LG-001
- Proposed CCTV Services Route Whitworth Building M14420-RPS-ZZ-ZZ-SK-E-6810
- Proposed CCTV Services Route John Owens Building M14420-RPS-ZZ-ZZ-SK-E-6811
- Proposed CCTV & WiFi Cabling Sketch M14420-RPS-ZZ-ZZ-SK-E-6805
- Proposed Domestic Services Layout M14420-RPS-ZZ-ZZ-DR-M-5300 C01
- Installation Guide - Oberon Model 3030 Series
- Standpipe SPHUD installation
- Heritage and Design and Access Statement

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 and saved policy DC19.

3) Prior to the installation of the poles, CCTV cameras and wi-fi AP units samples and specifications of the colour of the installations shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works are with the setting of buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and

appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Condition(s) to be attached to decision 141580/FO/2024 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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 25 November 2024:

- Location Plan
- Proposed External Wi-fi Access Points Layout EA0074-E-65-EX-001
- Proposed Internal Wi-fi Access Points Layout EA0074-E-65-LG-001
- Proposed CCTV Services Route Whitworth Building M14420-RPS-ZZ-ZZ-SK-E-6810
- Proposed CCTV Services Route John Owens Building M14420-RPS-ZZ-ZZ-SK-E-6811
- Proposed CCTV & WiFi Cabling Sketch M14420-RPS-ZZ-ZZ-SK-E-6805
- Proposed Domestic Services Layout M14420-RPS-ZZ-ZZ-DR-M-5300 C01
- Installation Guide - Oberon Model 3030 Series
- Standpipe SPHUD installation
- Heritage and Design and Access Statement

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 and saved policy DC19.1.

3) The CCTV cameras and wi-fi AP units that are mounted to the lighting poles shall be colour matched to the lighting poles to ensure visual consistency with said lighting columns.

Reason - In the interests of visual amenity and because the proposed works are with the setting of buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

University Of Manchester, John Owens Building, Oxford Road, Manchester, M13 9PL
University Of Manchester, Christie Building, Oxford Road, Manchester, M13 9NR
University Of Manchester, Beyer Building, Dover Street, Manchester, M13 9PL
University Of Manchester, Whitworth Hall, Oxford Road, Manchester, M13 9PL
Manchester Museum, Oxford Road, Manchester, M13 9PL
Alan Gilbert Learning Commons, University Of Manchester, Oxford Road, Manchester, M13 9PR

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL