



MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140885/FO/2024		
Date registered valid:	29 August 2024		
Proposal:	Upgrade of roof top telecommunications infrastructure, removal of satellite dishes and installation of new antennas.		
Address:	Renold Building, Altrincham Street, Manchester, M1 7JR		
Ward(s):	Piccadilly		Ward
Applicant:	EE UK Ltd & Hutchison UK Ltd		
Agent (if any):	Julia Marshall WHP Telecoms Limited		
Case officer:	Danielle		Cooper
	Tel:	0161 234	1658
	Email: danielle.cooper@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	19/11/2024		

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 6 September 2024

Standard consultations:

Printed: 6 September 2024

Expired: 27 September 2024

Neighbour notifications

Printed: 6 September 2024

Expired: 27 September 2024

Site notice

Posted: 6 September 2024

Expired: 27 September 2024

Press advert

Published: 17 September 2024

Expired: 8 October 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: N/A

Tree Preservation Order: N/A

Description of area

The application relates to a building that is located within the former UMIST Campus/University of Manchester's North Campus named the Renold Building, which is an education building originally constructed for the Manchester College of Science and Technology in 1962. It is bounded by Altrincham Street, Sackville Street, the former bowling green and other areas of green public space.

The building is not listed and is not located within a conservation area. It is considered to be a non-designated heritage asset. The building was designed by W.A. Gibbon of Cruickshank and Seward as the centrepiece of the Manchester College of Science and Technology campus. It was the first entire building to house lecture theatres and seminar rooms in the UK.

The building's most striking external feature is the faceted east façade.

Nearby listed buildings include the Grade II Listed Institute of Science and Technology on Whitworth Street, Orient House and Granby House on Granby Row and Lass O Gowrie Public House on Charles Street. The Grade II listed viaduct is also located adjacent the site.

The Site is within the Innovation District Manchester Strategic Regeneration Framework area, which aims to create a world-leading applied innovation district within Manchester City Centre.

The site is also within Corridor Manchester, which is home to numerous higher education institutions and knowledge-based industries.

Description of development

The applicant seeks to upgrade the roof top telecommunications infrastructure, removal of satellite dishes and installation of new antennas.

The proposed works involve the following:

- Existing 2No. cabinets to be removed and 2No. new cabinets installed.
- Existing 1No. Antenna to be removed and 6No. new Antenna Apertures on Tripod installed.
- Proposed 3No. 600mm Dishes.
- Existing 4No. redundant Satellite Dishes to be removed and associated works.

The antenna and supporting steel equipment will be painted white.

The proposal will provide improved coverage in the M1 area of Manchester.

Planning history

114268/FO/2016 - Proposed installation of a permanent galvanized steel guardrail with associated access ladder to the perimeter of the plant room – Approved 14.03.2018

115723/FO/2017 - Installation of galvanised metal tubular guardrail to all roof areas to form edge protection – Approved 14.03.2018

139124/FO/2024 - Change of use of the Renold Building from Education (Use Class F.1a) to Commercial (Use Class E) and introduction of associated plant – Approved 12.04.2024

CDN/24/0561 - Discharge of Condition 3 (Waste Management) attached to Planning Permission 139124/FO/2024 – Approved 01.08.2024

140544/AO/2024 - Installation of 1no. high-level identifier sign, 1no. mid-Level building graphic sign, and 2no. mid-level building identifier signs – Approved 23.09.2024

Consultations & Notification Responses

Highways – no objection

Environmental health – no objection subject to conditions

Network rail – no objection, recommended an informative

This application has been advertised by site notice, the press and neighbour notification letters. No representations have been received.

Policy

The Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—

(a)the provisions of the development plan, so far as they are material; and

(b)any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b)—

(a)factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

(b)factors relevant to public safety include—

(i)the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(ii)whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;

(iii)whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content or design of what is to be displayed.

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 CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- 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 DC17 – Telecommunications
- Policy DC19 – Listed Buildings
- Policy DC26 – Noise

Other Material Considerations

National Planning Policy Framework (NPPF)

- Chapter 10 – Supporting high quality communications infrastructure
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Practice Guidance (NPPG)

Places for Everyone

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.

The following policies are considered relevant to this application.

Policy JP-P1 (Sustainable Places) aims 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.

Policy JP-S1 (Sustainable Development) aims to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

Preference will be given to using previously-developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

Policy 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.

Issues

Principle of development

Paragraph 118 of the NPPF states that advances, high quality and reliable communications infrastructure is essential for economic growth and social well-being and planning decisions should support the expansion of electronic communications networks. As per paragraph 122, the LPA must determine such applications on planning grounds only. Saved UDP policy DC17.1 states that applications for telecommunications developments should normally be approved if the Council is satisfied that the development has been sited and designed to minimise the impact on residential amenity, whilst also expecting existing buildings and masts to be fully explored before agreeing to additional separate development.

As such the proposed upgrades to the existing telecommunications infrastructure is considered to be acceptable in principle as it is essential for economic growth and social well-being.

Given the above, the proposed development is considered acceptable in principle and would be consistent with Core Strategy policies SP1, CC9 and DM1, and saved UDP policy DC17.

Impact on visual amenity and on the character and appearance of the Heritage Assets affected

The proposal involves new telecommunication infrastructure to be installed to the top of the Renold building. The additional infrastructure will result in the structures being significantly more visible from public vantage points which is considered to cause a

degree of harm to the visual amenity of the existing building which is considered to have heritage value albeit not a listed building.

The equipment has been sited at all four corners of the roof which would make them obtrusive and detract from the appearance of the building.

The proposal will provide improved coverage within the city centre of Manchester. As such, the public benefit provided is considered to outweigh the visual harm the equipment will have on the non-designated heritage asset.

It is also noted that the agent has agreed to paint the antenna and steel equipment in white as indicated on plan to ensure the equipment camouflages within the wider background, the LPA consider this to minimise the visual amenity.

In view of the above, it is considered that the proposal is in accordance with Core Strategy Policies SP1, CC9, EN1 and EN3, Saved UDP policy DC19 and guidance contained within the National Planning Policy Framework.

The closest residential accommodation is situated on Sackville Street and Princess Street. Given the location of the proposed works along with its generous distance to nearby residential units, the LPA does not anticipate that there will be any negative impact on residential amenity. Nevertheless, a condition will be implemented to ensure the proposed external equipment is acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

Given the above the proposal is considered to be in accordance with Policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies JP-J 1 and JP-P 1 of Places for Everyone.

The proposal is to upgrade the existing telecommunications infrastructure located on the roof of the Renold Building. Highways have no objection to the proposal however advise that any associated vehicles should take into consideration the surrounding parking restrictions – Highway ref: 16152/FO/2024.

Given the above the proposals are considered to be in accordance with Policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Conclusion

In light of the above, the proposal is considered to be acceptable and is thus in accordance with Manchester Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, Unitary Development Plan Policy DC17, DC19, and DC26, Places for Everyone Plan Policy JP-P2, Planning (Listed Buildings and Conservation Areas) Act 1990, and

guidance within the National Planning Policy Framework. The application is therefore 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 policies 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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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 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:

The location plan (Received 29/08/2024)

Proposed site plan, Ref: rev E (Received 19/11/2024)

Proposed elevation A, Ref: rev E (Received 19/11/2024)

Proposed elevation B, Ref: rev E (Received 19/11/2024)

Proposed elevation C, Ref: rev E (Received 19/11/2024)

Proposed elevation D, Ref: rev E (Received 19/11/2024)

ICNIRP Certificate (Received 29/08/2024)

Design and access statement (Received 29/08/2024)

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 the National Planning Policy Framework

3) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, in accordance with policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

4) The telecommunication equipment hereby approved shall be painted white prior to the first use of the equipment and thereafter retained and maintained.

Reason – In the interest of visual amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

Informatives

1) The applicant is advised that any associated vehicles should take into consideration the surrounding parking restrictions - Highway reference: 16152/FO/2024.

2) RAMS, crane and plant use and excavation and earthwork within 10m of the railway boundary on site must be agreed with Network Rail.
Submit the attached form to:

All new enquiries will need to be submitted via the Asset Protection and Optimisation - Customer Portal

Link to ASPRO ACE Portal - <https://erjy-odcsvbcs-11211655-1568-cacctnetworkrail.builder.ocp.oraclecloud.com/ic/builder/rt/CustomerPortal/live/webApps/dcs/>

3) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- o Monday - Friday: 7.30am - 6pm
- o Saturday: 8.30am - 2pm
- o Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Network Rail

FLAT B5 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S7 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G5 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B3 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B2 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y4 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y3 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Lookey News, Portland Street, Manchester, M1 3NJ
78 Sackville Street, Manchester, M1 3NJ
FLAT S2 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat O, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Flat Green Core, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat 2 Red Core, Weston Hall, Sackville Street, Manchester, M1 3BB
Manchester Conference Centre, Weston Building, Sackville Street, Manchester, M1 3BB
FLAT G4 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G3 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R4 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B2 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat K, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Flat J, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Flat F, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Staff House Conference Centre, Sackville Street, Manchester, M1 3AL
Barnes Wallis Building, Altrincham Street, Manchester, M1 7JR
FLAT R2 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G6 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R3 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R2 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat 1 Red Core, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat H, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
FLAT R2 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B6 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B6 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B4 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S6 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB

FLAT G5 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G2 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y5 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Paper Science Building, 79 Sackville Street, Manchester, M1 3NJ
Basement Room, 74 Sackville Street, Manchester, M1 3NJ
Flat P, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Flat G, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
FLAT R5 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B6 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B5 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B3 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S4 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R5 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G6 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B3 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S2 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
Pendulum Hotel, Weston Building, Sackville Street, Manchester, M1 3BB
FLAT G4 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G6 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat N, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Communication Station, Sackville Street, Manchester, M1 3NJ
FLAT Y4 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y5 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B5 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B4 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S6 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
Top Flat, 78 Sackville Street, Manchester, M1 3NJ
Flat M, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Wardens Flat, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Basement To First Floor, 76 Sackville Street, Manchester, M1 3NJ
FLAT G4 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S7 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S5 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S3 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
Weston Building, Sackville Street, Manchester, M1 3BB
FLAT G3 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat E, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
FLAT R2 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB

FLAT B4 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B2 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G2 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G5 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G3 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R4 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R3 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
Pariser Building, 87 Sackville Street, Manchester, M1 3NJ
76 Sackville Street, Manchester, M1 3NJ
74 Sackville Street, Manchester, M1 3NJ
Flat L, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA

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
Area Team Boundary - Name: CENTRAL