MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139549/LO/2024
Date registered valid:	15 March 2024
Proposal:	Listed Building Consent for the installation of Wi-Fi
Address:	Greenheys Adult Learning Centre, Upper Lloyd Street, Manchester, M14 4HZ
Ward(s):	Moss Side Ward
Applicant:	Mr Finlay Walker, Manchester City Council
Agent (if any):	
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	10 May 2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 10 April 2024

Standard consultations:
Printed: 25 March 2024 Expired: 17 April 2024

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
Posted: 10 April 2024 Expired: 1 May 2024

Press advert
Published: 4 April 2024 Expired: 18 April 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to a large two-storey detached Grade II listed building, originally used as a school for the Moss Side Manchester School Board, now utilised as an Adult Learning / Resource Centre. Built in 1896 in a simple renaissance style, the building consists of a main range and cross wings with separate roofs. It is comprised of redbrick with buff terracotta dressings and a grey slate hipped roof with valley and end stacks. A 6-window range of 3-light mullion and transom windows is featured across its main range. The centre pair of windows are higher and are surmounted by an ornamental gable with buttresses featured between each window. The wings of the building feature a single window over paired doorways with ornamental gables. With similar sides, the building also features a fleche with a square balustrade and open lantern atop its central roof.



Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Greenheys Adult Learning Centre is situated within the Moss Side ward of Manchester, close to Moss Side Park, Moss Side Millenium Powerhouse and Whitworth Park. The area is predominantly residential in terms of its character, consisting of terraced residential properties, and benefits from its proximity to public green and outdoor amenity spaces.

Description of development

The applicant is seeking Listed Building Consent for the installation of new Wi-Fi and associated services to the premises. The works are internal only.

Consultations & Notification Responses

Local responses

None

Consultee responses

Urban Design & Conservation – No objections.

Relevant Planning History

At the application site –

137396/LO/2023 – Listed Building Consent for the installation of replacement: alarm systems; internal and external emergency lighting and building mounted floodlights. Approved 01.09.2023.

133860/LO/2022 – Listed Building Consent for the refurbishment of timber frame windows; repairs and replacement of damaged rainwater goods; rewiring and installation of fire alarms, intruder alarms and LED lighting. Application returned.

108313/LO/2015/S1 – Listed Building Consent for installation of cabling and associated equipment for Wi-Fi. Secretary of State approved 19.05.2015.

107611/LO/2014 – To repair and refurbish the timber framed, lead sheet lined spire atop Greenheys Education Centre. Application returned.

History of negotiations

No negotiations were entered into with the agent, given that the scheme was considered policy compliant.

Local Planning Policies

Places for Everyone (2022-2039) – 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.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-P2 – Heritage

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 3 – Heritage (partially superseded by PfE)

The relevant saved **UDP** policies for this application are:

DC19 – Listed Buildings

National Planning Policy Framework

The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Issues

Principle of development:

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC19 of the Unitary Development Plan for the City of Manchester relates specifically to listed buildings and sets out a number of criteria against which proposals which may affect listed buildings will be assessed. Although this latter policy is now of some age, it is consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design

in new developments, to sustain and enhance the significance of heritage assets, ensuring their positive contribution to local areas with character and distinctiveness.

The principle of the proposal, to instal Wi-Fi access points and the installation and replacement of the existing network infrastructure with Cat6a cabling, in order to modernise the network and enhance functionality of the service is acceptable, however careful consideration of the proposal's impact on the fabric, character and significance of the listed building is required.

Description of proposed works:

The submitted schedule of works indicates that the proposed development would include:

Access points – A total of three access points (see figure 7) are to be dispersed throughout the complex, the locations of which can be seen in figure 1. These Access points will be mounted using steel brackets (see figure 8).

Associated cabling – Cat6a cables will be installed throughout the building (see figures 1-6). These will link the network switch in the ground floor comms cabinet to the three access points and allow them to broadcast MCC networks. These cables utilize existing cable runs and wall penetrations. The proposed cables when at all visible, will be replacing existing Cat5a cabling like for like. The LAN and Wi-Fi project will endeavour to practice a method of installation consistent with acceptable practice within listed buildings.

Replacement comms cabinet – The existing ground floor comms cabinet (see figure 1) is to be removed and a cabinet of larger dimensions will be installed (600mm x 700mm) in room 026 computer. This is both to allow for a new, larger network switch to be installed and to allow for the future growth of Greenheys' network infrastructure.

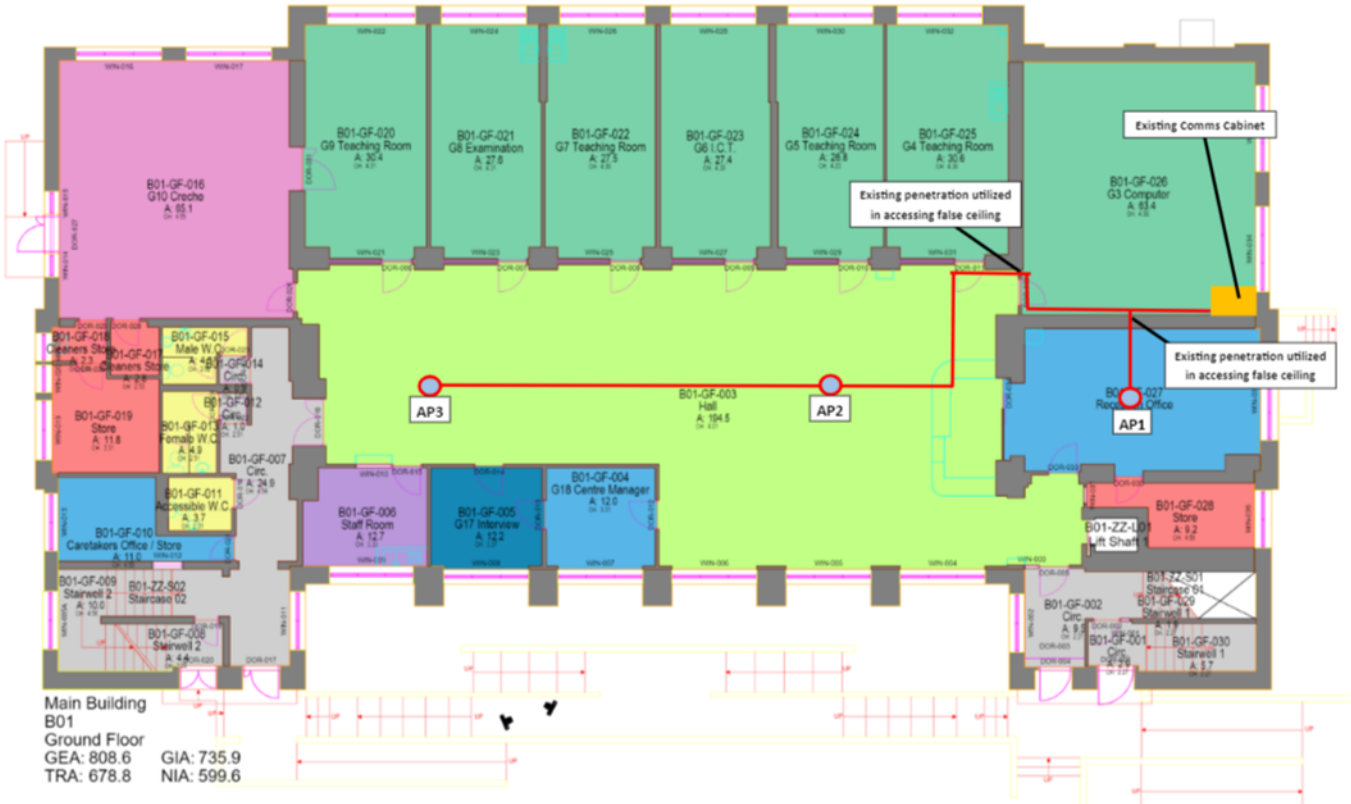
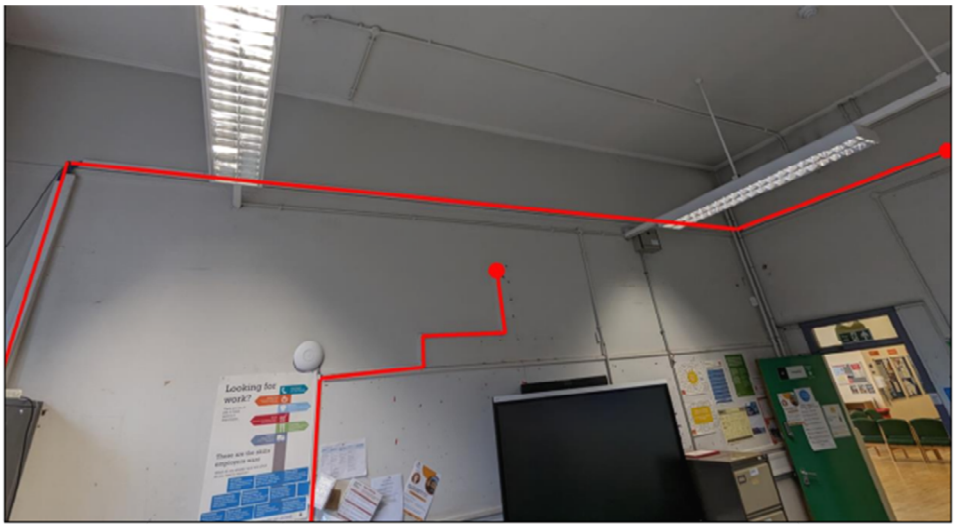


Figure 1. Proposed location of 3 APs, associated cabling and comms cabinet at ground floor



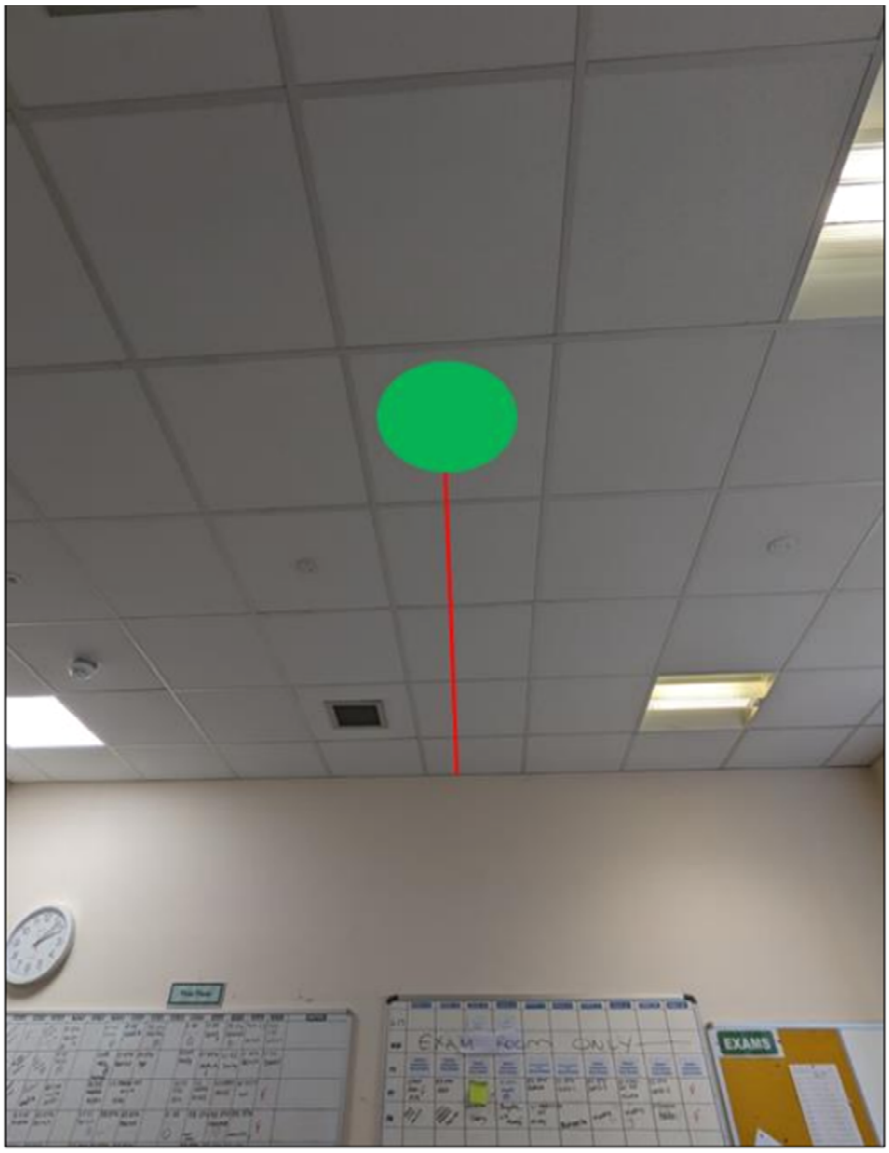
Appendix 2: Pictured above, two Cat6a cables leave the 026 Computer comms cabinet utilizing existing trunking. The cable run exiting the comms cabinet from above will be referred to as route A whilst the cable run exiting the comms cabinet from its side will be referred to as route B.

Figure 2. Submitted photograph of proposed works



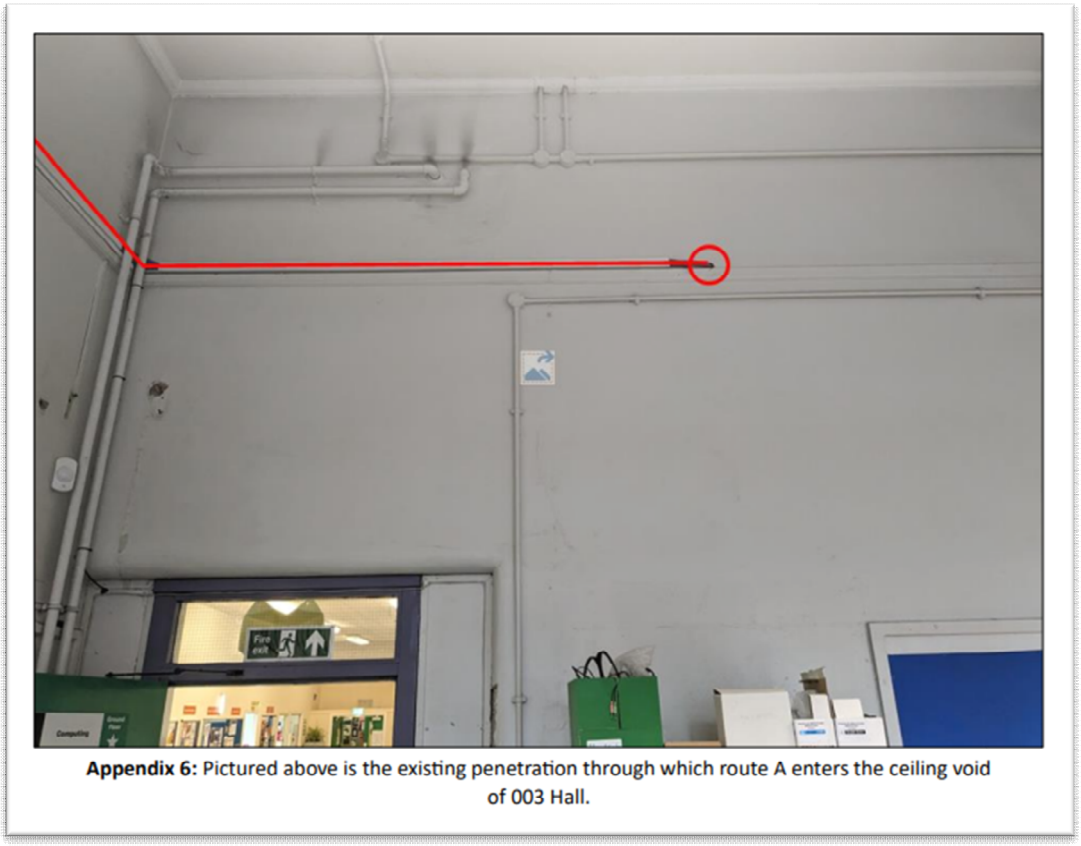
Appendix 3: Pictured above, route A continues to wrap around 026 Computer. At the far right of the image, a red dot indicates the point at which the Cat6a cable will utilize an existing penetration in the wall to access the false ceiling above 003 Hall. Likewise, route B will continue using existing trunking to the point at which it utilizes an existing penetration in the wall, also marked by a red dot, to enter the false ceiling of 027 Reception Office.

Figure 3. Submitted photograph of proposed works



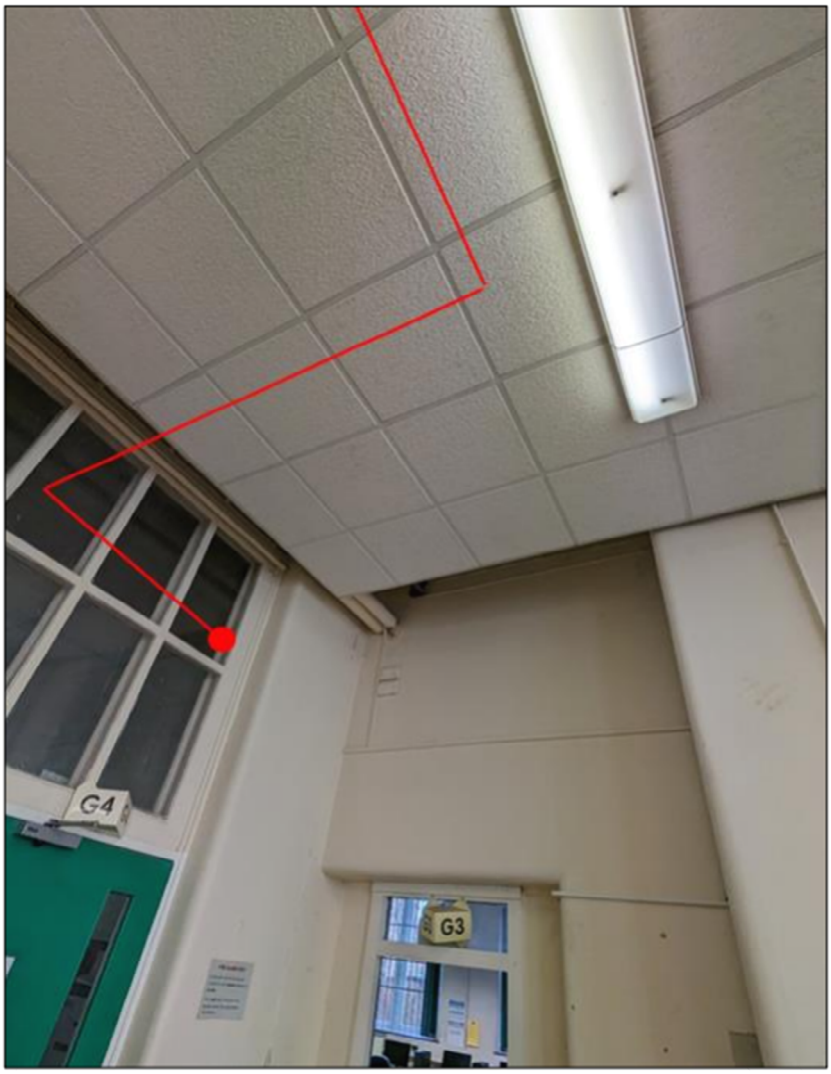
Appendix 5: Pictured above is 027 Reception Office. Route B enters the ceiling void from 026 Computer through the existing penetration mentioned in Appendix 3 for route B. From this point it is routed via the ceiling void until the Cat6a cable is used to provide network access to AP1. AP1, indicated via a green circle, will be affixed to the ceiling using a steel bracket. This marks the termination of route B.

Figure 3. Submitted photograph of proposed works



Appendix 6: Pictured above is the existing penetration through which route A enters the ceiling void of 003 Hall.

Figure 4. Submitted photograph of proposed works



Appendix 7: The photograph above, taken in 003 Hall, indicates the continuation of route A. A red circle indicates the point at which route A enters 003 Hall via the penetration illustrated in Appendix 6. From this point, the Cat6a cable will run via the false ceiling towards AP2 and AP3.

Figure 5. Submitted photograph of proposed works



Appendix 8: The photograph above, taken in 003 Hall, illustrates the termination of route A. As stated in Appendix 7, after entering the false ceiling, the Cat6a cable provides network access to AP2 and AP3; the prospective locations of both are indicated by a green circle. Both AP2 and AP3 are to be affixed to the ceiling using a steel bracket.

Figure 6. Submitted photograph of proposed works



Figure 7. Sample of SDA Access Point (AP)



Figure 8. Sample of bracket for APs

Impact on the character and fabric of the listed building:

The requirement to preserve or enhance the setting of the Listed Building is key within policy EN3 of the Core Strategy and saved policy DC19 of the UDP, along with the objectives of the NPPF. As such, any new development must seek to retain the character of the site through careful detailing and the use of replica or compatible materials.

It should be noted that the listed building features numerous historic installations and interventions (including external and internal lighting, cabling, and conduits) which do not benefit from planning permission or listed building consent, and which have had an overtly negative impact upon the building's appearance, appreciation, and preservation over time.

The proposed works would involve the following (see figure 1 for locations):

- Replacement ground floor, floor standing comms cabinet (600mm x 700mm) in room 026

- The installation of two Cat6a cables from the new ground floor comms cabinet to the reception office space and the ground floor hall, utilizing existing penetrations in the walls and the Halls false ceiling.
- Three Wi-Fi access points (AP1, AP2 & AP3) will be installed on the ground floor false ceiling using mounted using a steel bracket.

The proposed APs and associated cabling have been routed and positioned with consideration of the heritage interest of the Grade II listed asset, affecting modern fabric and reusing existing penetrations and containment throughout. Thus, these works would preserve the Grade II listed building, with negligible harm to its special significance. The negligible impact on the asset's internal appearance (through the addition of extra clutter and new modern equipment) would be otherwise justified and outweighed by the public benefits that the scheme would deliver, as per paragraphs 206 and 208 of the NPPF.

In addition to this, the Urban Design & Heritage Team made no objection to the proposed scheme, indicating that the nature and location of the proposed Wi-Fi and associated services are acceptable on heritage grounds with the proposed works being considered to have a neutral impact on the special historic and architectural interest of the listed building.

The proposal is therefore understood as being acceptable due to its accordance with policy DC19 of the UDP, policy EN3 of the Core Strategy, and chapter 16 of the NPPF.

Impact on visual and residential amenity:

The proposal is for new Wi-Fi and associated services to the premises. The works are internal only, with no impact on the external aspects of the Grade II listed building and the local amenity.

As such, these works would comply with Policies EN3, DM1 of the Core Strategy, JP-P2 of the Places for Everyone, saved UDP Policy 19.1 and the guidance within Section 16 of the NPPF, and are supported on heritage grounds.

Conclusion:

Any harm caused by the proposed works is considered to be 'less than substantial', paragraph 202 of the NPPF requires that the impact of the development should be evaluated against the mitigation that would be provided from the wider public benefits of the scheme including securing its optimum viable use.

In the context of the NPPF and S66 of the Act, it is considered that the scheme strikes a balance between the impact of the changes of the significance of the building, and the public benefits and, where there is harm, this would be less than substantial. It is considered for the reasons outlined above that the overall approach to the installation of replacement Wi-Fi infrastructure would have an acceptable impact upon the character and historic fabric of the listed building.

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. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1, DC19 of the Manchester Unitary Development Plan and to policies SP1, EN3 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval

1. 3 Year Time Limit
   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. Specified drawings & documents
   The development hereby approved shall be carried out in accordance with the documents labelled:

   - 'Proposed Ground Floor Plan', stamped as received by the City Council as Local Planning Authority on the 15/03/2024.
   - Schedule of works labelled ‘Greenheys Adult Learning Centre: Photographic Method Statement’, stamped as received by the City Council as Local Planning Authority on the 15/03/2024

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

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA